



## Hawthorn Road, Charlton Down

Offers over £187,000

This attractive, 2-bedroom apartment sits within the Grade II listed Redwood House and the surrounding semi-rural conservation village of Charlton Down on the outskirts of the market town of Dorchester. The apartment has been maintained to a high standard, offering a bright, contemporary home. Accommodation comprises a sitting room, kitchen/diner, two bedrooms, one of double size and featuring a walk-in wardrobe, and a bathroom. Externally, the home enjoys the use of extensive communal gardens and an allocated parking space. The EPC rating is C.

The price shown includes all laminate flooring, venetian blinds throughout, gas boiler with Hive controls, a share of the freehold with its associated benefits, two sets of garden furniture, a garden storage cabinet, and up to six months pre-paid service charges.



## Situation

Redwood House is located in the heart of Charlton Down, a popular village offering facilities including a convenience store, health club with gym, fitness classes and sauna. Herrison Hall hosts a variety of classes and events including yoga, classical concerts and Christmas fairs. The local cricket runs social events, and an allotment site is available by application. The Parish is situated within 4 miles of Dorchester town centre. Nearby is the village of Charminster with public houses, a parish church and a primary school. Weymouth is within 10 miles for the nearest beach and the celebrated Jurassic coastline. The 26-mile circular Cerne Valley Way passes via Charminster and Dorchester and there are buses from Charlton Down going to Dorchester, Charminster, Yeovil and Sherborne.

The county town of Dorchester is steeped in history and set amid beautiful rural countryside. It offers shopping and social facilities with cinemas, museums, leisure centre and a weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular. Doctors, dentists and Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

## Externally

Access to the apartment within this converted Victorian building is via the communal car park with its allocated parking space. Redwood House is surrounded by beautifully maintained communal garden and grounds, mostly lawns and with many mature plants and shrubs and decorative trees.

## Apartment

On entering this thoughtfully laid out apartment, the door opens into the well-presented hallway, offering access to all rooms.

## Living Room

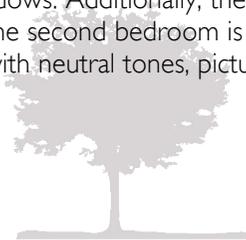
This stylish living room is presented with modern décor, where laminate flooring and timber highlights set the theme of this lovely home. The room is well proportioned, featuring two windows that provide excellent natural light and a pleasant view of the communal gardens and the old pavilion.

## Kitchen/Diner

The modern theme continues into the kitchen. The room is a good size, offering plenty of space for dining furniture. It is fitted with both wall and base level units with work surfaces above, providing ample space for under-counter appliances. A stainless-steel sink and drainer with mixer tap is positioned beneath one of the dual-aspect windows. Additionally, the boiler is located in the kitchen within a purpose-built wall unit and is fitted with a smart Hive system.

## Bedrooms

Bedroom one is a good-sized double with plenty of natural light from two large windows. Additionally, the room features a good sized and well-equipped walk in wardrobe complete with shelving, rails and lights. The second bedroom is a versatile space, currently used as a home office. The apartment's modern décor continues into both rooms, with neutral tones, picture rails and beautiful laminate flooring.



### Bathroom

The well-presented bathroom maintains the apartment's colour theme with its modern white suite, comprising bath with shower attachment, toilet bowl and wash-hand basin with high level storage shelf.

### Agents Notes

The building is equipped with aerials and satellite dishes, which are maintained by the management company.

The property has a 6 monthly service charge of £1,062.66.

The length lease is 999 years from 25/03/2000

Rent : £50 rising to £200 (as per the property title)

### Services

Mains electricity, water and drainage are connected.

Gas central heating

### Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Broadband and Mobile

At the time of the listing, standard and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

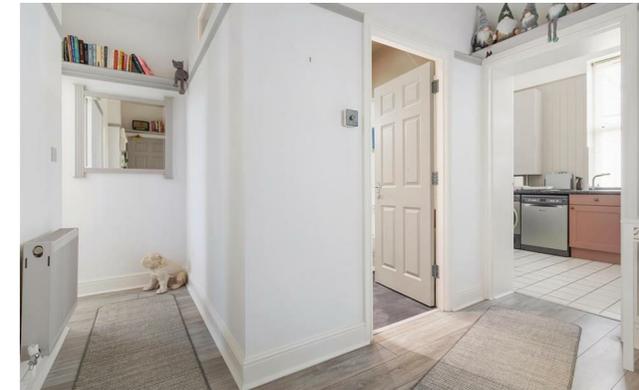
Council tax band is C

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

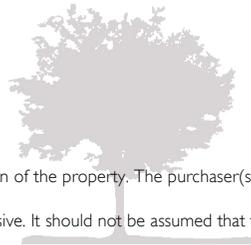
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

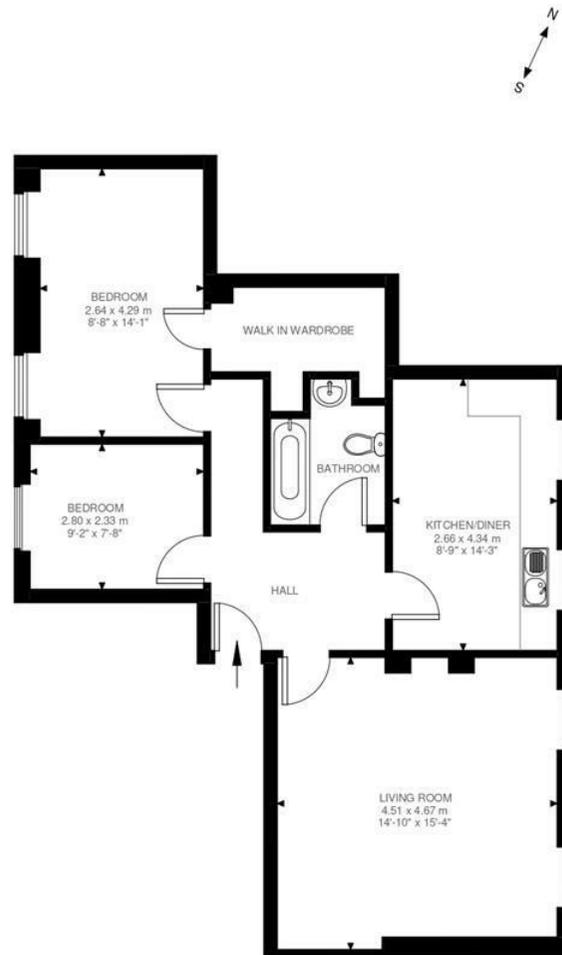


Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





First Floor  
741 ft<sup>2</sup>

Charlton Down, DT2  
Approximate Gross Internal Area  
68.88 SQ.M / 741 SQ.FT



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.