



Symonds
& Sampson

11 Meech Way

Charlton Down, Dorchester, Dorset

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Charlton Down, Dorchester
Dorset, DT2 9UE

A bright three-bedroom village home with south-facing garden, garage, parking, and peaceful village setting.



- Modern semi-detached village home
 - Built circa 1998
- Three bedrooms, one single
- South-facing mature rear garden
- Garage and off-road parking
- Spacious living/dining room
 - Downstairs cloakroom
- Quiet village with local amenities

Guide Price **£335,000**

Freehold

Dorchester Sales
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THE PROPERTY

Built circa 1998, this well-presented modern semi-detached village home enjoys a mature, south-facing garden and offers a garage, off-road parking, a downstairs cloakroom, gas central heating, and UPVC double glazing.

The property is light and airy throughout, with accommodation comprising an entrance hall leading to a fitted kitchen with a range of cupboards and drawers, work surfaces with sink and drainer, integrated electric oven, gas hob, and extractor hood. There is also space for an upright fridge/freezer and washing machine, complemented by a tiled floor.

The spacious living/dining room features laminate flooring, a useful understairs storage cupboard, TV point, and French doors opening onto the rear garden.

Upstairs, there are three bedrooms. Bedrooms one and two benefit from built-in storage cupboards, while bedroom three is a single room, ideal as a nursery, study, or guest room. The family bathroom is fitted with a modern white suite.

OUTSIDE

The rear garden features a variety of mature shrubs, with a patio adjoining the house that provides a secluded seating area. There is also space for a rotary washing line. A pathway leads to the personal door of the garage, offering a convenient and practical link, as well as additional space ideal for storage or keeping items neatly out of sight. The garage has an up-and-over door, with parking available directly in front.

SITUATION

Set approximately four miles north of Dorchester, Charlton Down is a peaceful village nestled in open countryside. The village itself is free from through traffic, with a shop, a splendid village hall, a gym, cricket pitch, and tennis courts available for residents.

The county town of Dorchester is close by, offering a wide range of amenities including shops, cafés, restaurants, and leisure facilities. Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads. The town is also home to several highly regarded schools and the renowned Dorset County Hospital.

For those who enjoy the outdoors, Charlton Down is perfectly positioned with excellent footpaths and bridleways across the surrounding countryside.

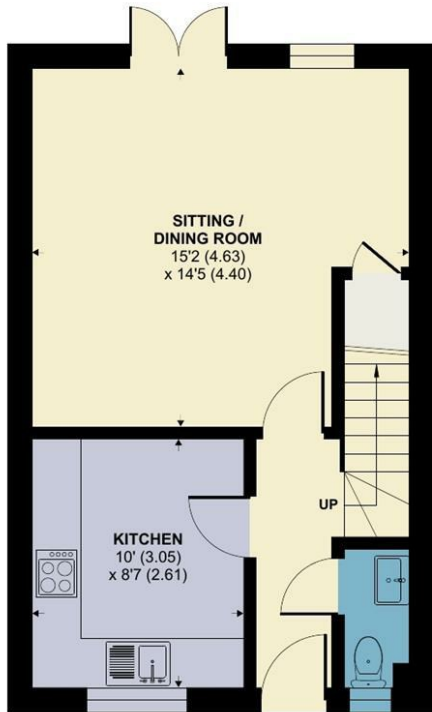
DIRECTIONS

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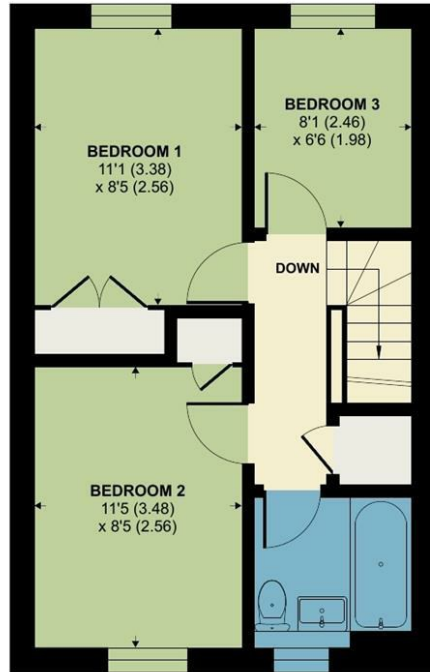


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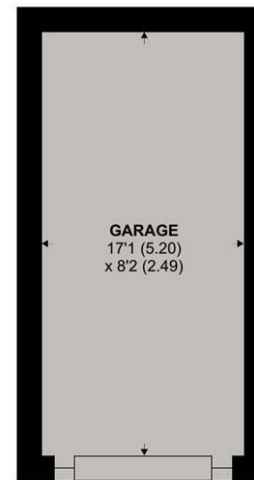
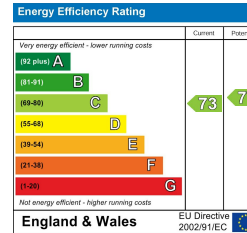
Approximate Area = 758 sq ft / 70.4 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 897 sq ft / 83.3 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SERVICES

All main services are connected.
 Gas-fired central heating.

Broadband - Ultrafast speed available
 Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Meadfleet Charges:
 The vendors advise that an annual management charge is payable towards the upkeep of communal areas. This is paid in two instalments per year. The most recent charges were £105.34 (August 2025) and £133.53 (February 2026).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1447374



Dorchester/SXP/30.04.2026



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