



## HERRISON HOUSE CHARLTON DOWN

Dorchester, DT2 9XA

Guide Price £220,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Situated in the historic grade 2 listed building of Herrison House in the charming village of Charlton Down this characterful first floor apartment enjoys lovely views across the well tended communal grounds from the sitting room. With two double bedrooms, period features and high ceilings the property benefits from well proportioned accommodation throughout.

## Situation

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## The local area

The village of Charlton Down is situated amongst beautiful Dorset countryside and is within 4 miles of the historic county Town of Dorchester. The development is centered around the late victorian buildings which formed the original Herrison Hospital which are converted to apartments. The village boasts a shop and post office, health club, cricket pitch, community tennis courts and a picnic area. A bus route from Sherborne to Dorchester stops at the village and Dorchester itself has direct rail links to both London and Bristol.

## Local Authority

Dorset Council Tax Band: D  
Tenure: Leasehold  
EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## **Communal Entrance Hall**

The communal front door has a secure entry phone system and gives access to the communal hallway with stairs to the first floor.

## **Entrance Hall**

Once inside the front door the internal entrance hall boasts excellent storage with built in cupboards.

## **Sitting Room**

The most impressive sitting room boasts many period features with a feature fire surround, high ceilings and half height panelling to the walls. A bay window gives superb views over the communal grounds and has a sunny southerly aspect.

## **Kitchen**

The kitchen is fitted with a range of modern wall and base cupboards with a fitted five ring gas hob, electric oven and grill with an extractor above. There is room for appliances and a window gives views over the grounds.

## **Bedroom 1**

The master bedroom has an extensive range of floor to ceiling wardrobes providing ample storage. A door leads to the EN-SUITE SHOWER ROOM with an enclosed shower cubicle, pedestal wash hand basin and low level WC.

## **Bedroom 2**

A good size double room with a built in wardrobe/Cupboard housing the central heating boiler.

## **Bathroom**

Matching modern suite comprising panel bath with separate shower above, low level WC and wash hand basin with cupboard under.

## **Outside**

The private grounds for the apartments are exceptionally well maintained

and combine more formal gardens of lawns, borders and an ornamental pond with more natural areas of well established trees and mature shrubs providing a haven for the residents to enjoy. There is ample parking to the rear of the house.

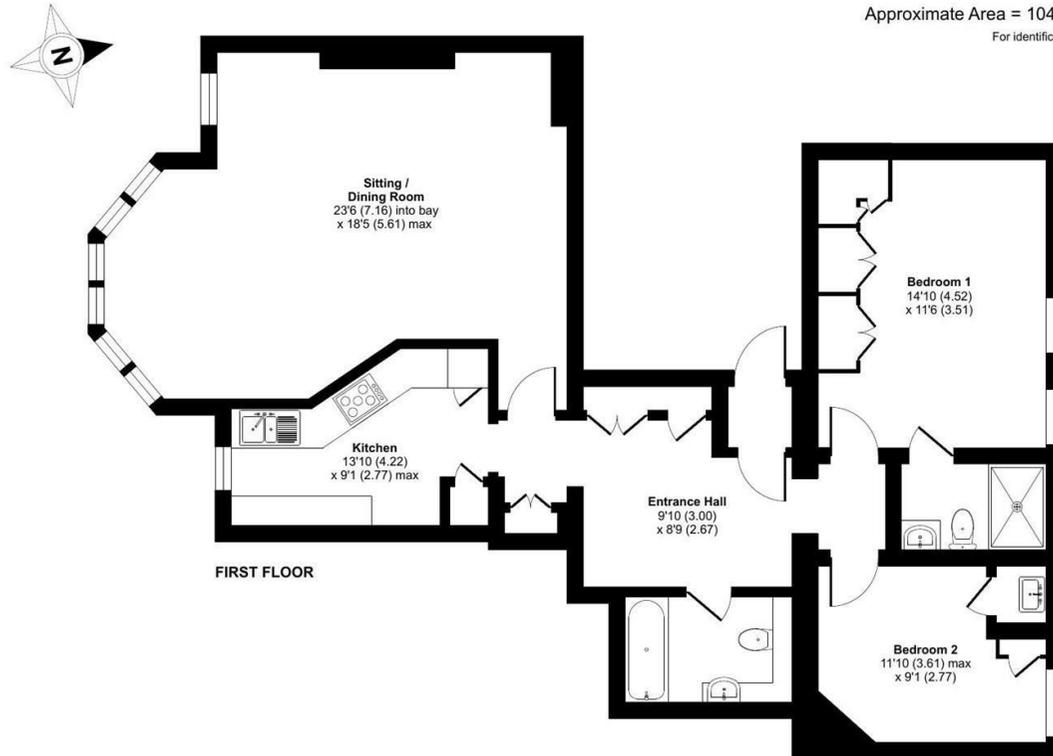
## **Useful information.**

The apartment is held on an original 999 year lease from 2002. The service charge is currently £1,228.13 per 6 months. The ground rent is currently £150 per annum. All mains service are connected to the property. For mobile and broadband signal please refer to the Ofcom checker on their website.

## Hawthorn Road, Charlton Down, Dorchester, DT2

Approximate Area = 1044 sq ft / 97sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Mayfair Town & Country. REF: 661795



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

