



## REDWOOD HOUSE CHARLTON DOWN

Dorchester, DT2 9UH

Price £185,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A most characterful and unique coach house style property situated on the popular development in the village Charlton Down and offered for sale in lovely order throughout. The current owners have maintained and improved the property to a very high standard and there is a impressive living area with vaulted and beamed ceiling, newly fitted luxury shower room and a galleried bedroom. The kitchen is well appointed and the property benefits from an allocated parking space directly outside.

## Situation

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.

## The local area

The nearby historic county town of Dorchester has many places of interest and museums and there are independent shops, coffee shops and restaurants. The town has two cinemas and excellent transport links to to both London Waterloo and Bristol Temple Meads. The Dorset countryside has many lovely walks and cycle routes as well as other outdoor pursuits.

## Local Authority

Dorset Council Tax Band: B

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

This charming coach house style property benefits from its own private front door which leads to a hallway with a useful under stairs cupboard for storage. The impressive living area has a full height vaulted and beamed ceiling and has an abundance of natural light from windows to three sides. A cast iron fire surround and tiled hearth with a fitted gas fire give a focal point to the room. Attractive wooden flooring extends to the kitchen which is fitted with an ample range of wall and base cabinets with a contrasting roll edge worksurface incorporating a stainless steel sink unit with swan neck mixer taps with tiled splashbacks. There is a double fan assisted oven and four ring gas hob with an extractor fan above and an integrated fridge freezer. Further space and plumbing for a washing machine. The well appointed shower room has been upgraded by the current owners and has a large walk in shower cubicle with a digital shower unit and shower screen, close coupled WC with a concealed cistern and a wash hand basin with storage below. There are twin fitted illuminated de-misting mirrors with bluetooth audio, a heated towel rail, underfloor heating and fully tiled walls. Stairs from the living area lead to the galleried bedroom with a window to the front. Outside there is an allocated parking space directly to the front of the property and Redwood House enjoys well tended communal grounds.

The current service charge is £2,125 per annum and the ground rent is £100 per annum. The lease has currently 975 years remaining.

## Material Information..

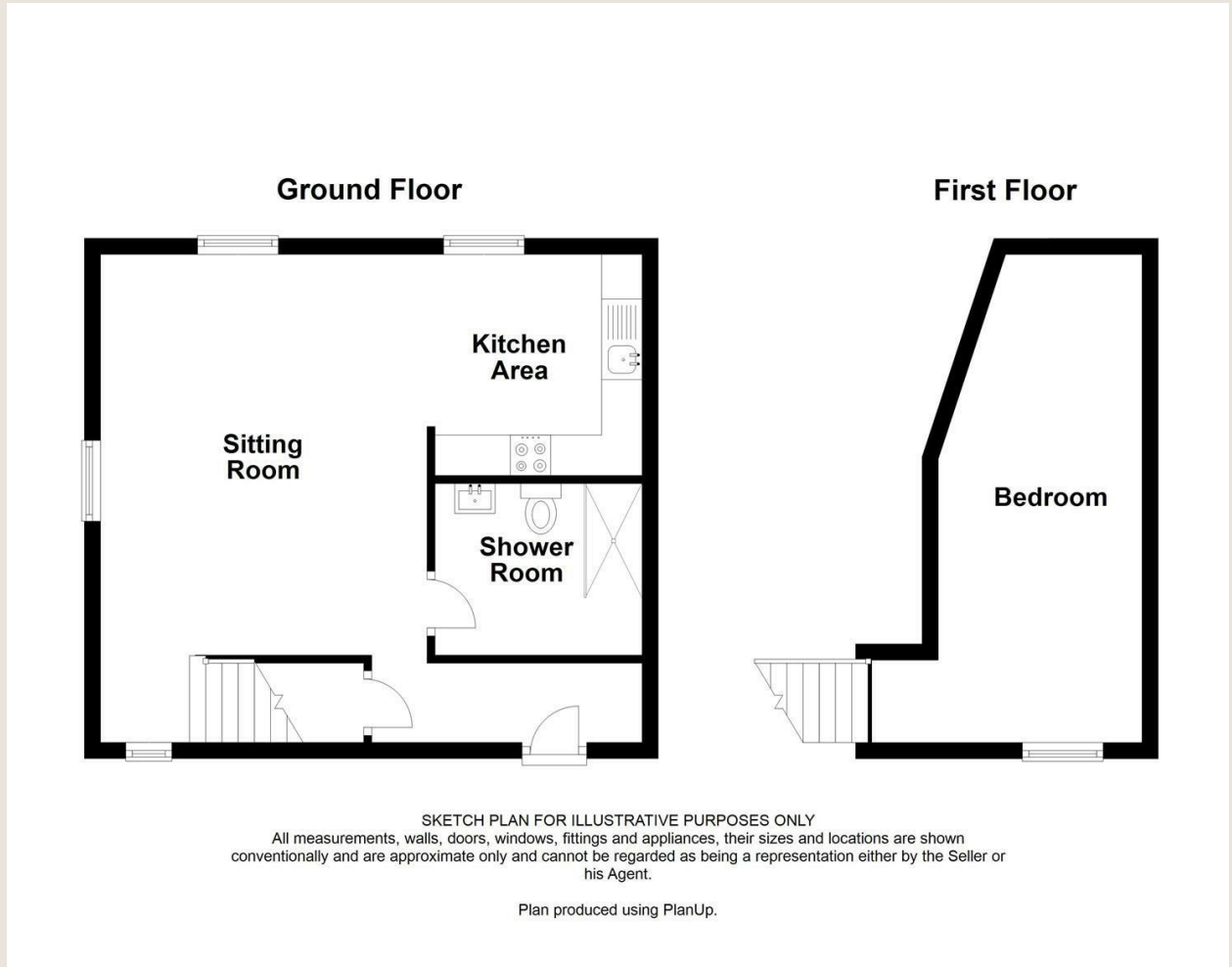
Additional information not previously mentioned

- All mains services connected.
- Water Meter.
- Gas Fire.
- Mains Sewerage
- Flooding in the last 5 years or not. No
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:  
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



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

**01305 269200**

dorchester@mayfairproperties.net

**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)

