



Connells

East Hill
Charminster Dorchester



Property Description

Situated within the sought-after village of Charminster, this attractive three-storey property offers spacious and versatile accommodation, ideal for families, professionals, or those seeking a characterful Dorset home.

The ground floor comprises a welcoming lounge-diner, providing an excellent space for both everyday living and entertaining, alongside a fitted kitchen that leads through to a bright and airy conservatory overlooking the garden.

Arranged over the upper floors are three well-proportioned bedrooms, with flexible accommodation allowing the property to be utilised as either a two or three-bedroom home, depending on individual requirements. The layout provides versatility for those needing a home office, nursery, or guest bedroom.

Externally, the property benefits from a delightful, enclosed courtyard garden, offering a private and low-maintenance outdoor space perfect for al fresco dining, relaxing, or entertaining guests.

Conveniently located within easy reach of local amenities, countryside walks, and transport links to nearby Dorchester, this charming home combines village living with practical modern-day convenience.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a radiator, a telephone point, a lift to the first floor, stairs to the first floor and doors to the lounge, kitchen and conservatory.

Lounge / Dining Room

A door from the entrance hall leads into the lounge / dining room with a gas fire in a fireplace surround, a sash window to the front aspect with shutters, the gas meter, a television aerial socket and a door to the kitchen.

Kitchen

Doors from the entrance hall and the lounge / dining room lead into the kitchen with a range of wall and base units with worksurfaces over, and electric oven and hob with a cookerhood over, a single glazed window to the rear aspect with secondary glazing, a 1 1/2 bowl stainless steel sink, plumbing for a washing machine and an under counter fridge.

Conservatory

A door from the entrance hall leads into the conservatory with double glazed doors to the rear, a gas heater, a dryer and single glazed windows with secondary glazing.

First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with a lift, a radiator, cupboards and doors to the 2nd reception room / bedroom 3, the bathroom and the cloakroom. Stairs lead up to the 2nd Floor.

2nd Reception / Bedroom 3

A door from the first floor landing leads into the 2nd reception room / bedroom 3 with a gas fire in a fireplace surround, a television aerial socket, a cupboard and a window with secondary glazing to the front aspect.

Bathroom

A door from the first floor landing leads into the bathroom with a wash hand basin, a bath with a shower above, the gas combi boiler, a radiator and a window to the rear aspect.

Cloakroom

A door from the first floor entrance hall leads into the cloakroom with a WC and a window to the rear aspect.

Second Floor

Second Floor Landing

Stairs lead up from the first floor landing to the 2nd floor with doors to bedrooms 1 and 2.

Bedroom 1

A door from the 2nd floor landing leads into bedroom 1 with a radiator, a single glazed window to the front aspect with secondary glazing and access to the loft space that is without a partition wall.

Bedroom 2

A door leads from the 2nd floor landing into bedroom 2 with a radiator and a window to the rear aspect with secondary glazing.

Outside Space

Rear Courtyard Garden

A pair of doors from the conservatory lead onto the rear courtyard garden with an outside tap and a shed.

Parking

On street parking is available in the vicinity of the property.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note

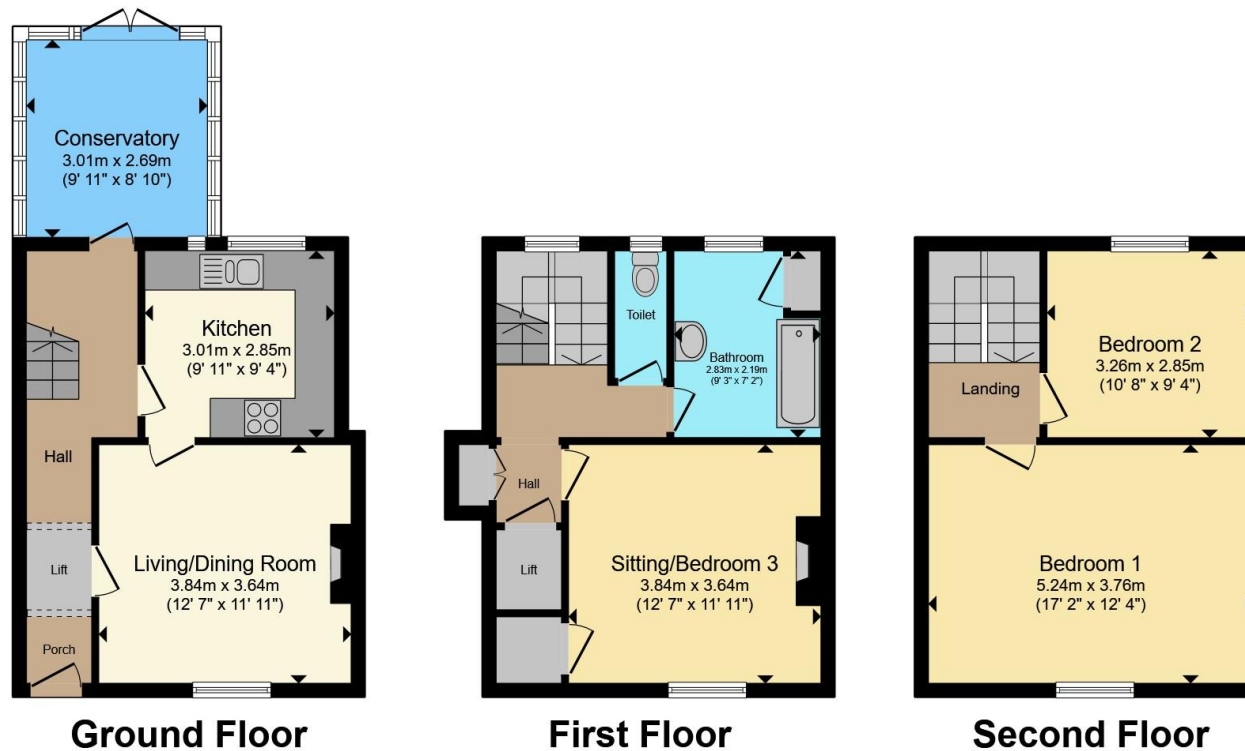
This property is Grade II listed - list entry number is 1304017.

The property has a well that was covered more than 60 years ago.









Total floor area 106.3 m² (1,144 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
DORCHESTER DT1 1UH

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DCH309661



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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