



Two bed mid terrace, parking & garden in coastal village
Charleston Cottage, The Street, Dorset DT6 6NX £350,000 Freehold

EPC D

FORTNAM
SMITH & BANWELL

in brief...

Refurbished recently throughout
Living Room with open fireplace
GF Bathroom
Gas Central Heating & Double Glazing
Private parking to side
Countryside views to rear

Two Bedrooms
Modern Kitchen/Diner
First Floor Shower Room/En suite
Enclosed rear gardens
No forward Chain

*Spacious period
cottage on the
Jurassic coast*



in more detail...

Charleston Cottage is believed to date back to the 1800s. Originally part of the neighbouring Charleston House the Cottage was professionally subdivided quite some time ago. Today Charleston Cottage offers a recently refurbished interior ready to move into straightaway with a fresh neutral bright decor and new carpets. Situated in an elevated position on The Street overlooking the Marshwood Vale to the rear. Within walking distance of both the village shops and amenities and the beach.

The external front door leads into a small shared lobby with Charleston House. Immediately to one side is the private front entrance into the Cottage. Planning permission was approved 25/3/21 for separate own front door entrance.

Bright Living Room with large window to the front. Open Victorian fireplace with decorative painted mantle. Glazed French doors to Kitchen. Shaker style white modern units including electric oven and hob with extractor. Space for fridge/freezer and dishwasher. Spacious high open under stairs recess. Stairs rise to first floor. Glazed French doors to rear Lobby with large skylight and external rear glazed door to garden, plumbing and space for washing machine and dryer. Door to Bathroom with W.c hand basin and mains shower over the bath with glass panel.

First Floor: L shaped Landing with hatch to loft space. Door to front facing bedroom. Rear Bedroom has built in wardrobe and pleasant views over Marshwood Vale. Slim double doors adjacent to Shower Room with curved cubicle mains shower Wc and small handbasin.

Outside to the rear there is a concrete patio leading to a dividing stone wall with a small flight of steps down to the lawn and a shingled patio with flower bed. Stepping stones across



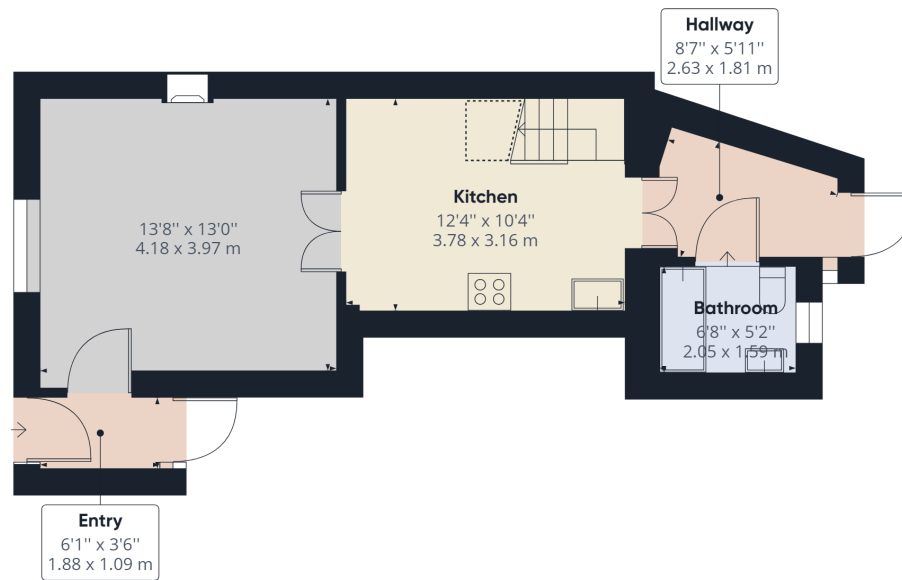
the lawn leads to the rear garden gate with easy side access across to the parking area with private parking space clearly labelled. Car access out to the road is via a coaching arch to The Street.

All mains services, gas central heating & double glazing Ref DFH1666 EPC D Dorset Band C No forward chain.

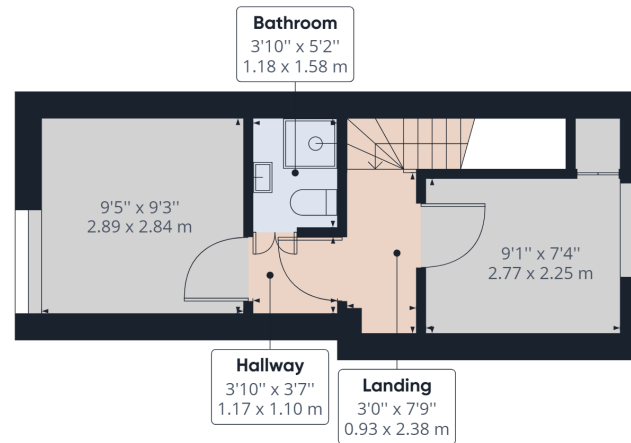
Charmouth offers a welcoming village community with a wide variety of interests. Good range of shops and amenities. See www.charmouth.org for more details. This is an area of outstanding natural beauty with a lovely beach and walks up to Golden Cap along the South West Coastal Path.

Directions: From the village centre on Thge Street go up The Street passing The Royal Oak pub. Just past the brow of the hill you will see Charleston Cottage on right. Two properties further on drive right under the coaching arch and into parking area. Park in labelled private parking area for the cottage.

the location...



Ground Floor



Floor 1

Approximate total area⁽¹⁾

660.30 ft²

61.34 m²

Reduced headroom

11.47 ft²

1.07 m²

(1) Excluding balconies and terraces

⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360