



**HEARNES**  
WHERE SERVICE COUNTS



A well-presented detached character home, situated in a popular and convenient location just moments from the vibrant array of local bars, restaurants, shops, and services on Charminster High Street. The property offers generous living accommodation, including four double bedrooms, two spacious reception rooms, and an open-plan kitchen/dining room.

Upon entering the property, a spacious hallway provides access to all ground floor rooms. At the front of the house, there are two generously sized reception rooms, one featuring an attractive bay window and fireplace. To the rear, overlooking the south-facing garden, is a fantastic country-style open-plan kitchen/dining room, with two points of access to the garden. The kitchen is fitted with a range of base and eye-level units, integrated appliances, and an island unit. Completing the ground floor accommodation is a cloakroom, fitted with a WC and washbasin.

On the first floor, a landing with an attractive stained glass window leads to four bedrooms, one of which has an ensuite, and a family bathroom. The principal bedroom, overlooking the rear aspect, enjoys a bay window and a modern ensuite shower room with a shower enclosure, WC, and washbasin. The remaining three double bedrooms are served by a modern bathroom fitted with a bath with shower over, washbasin, and WC.

To the rear of the property, there is a mature and well-maintained garden with a westerly aspect, mainly laid to level lawn and a patio area adjoining the house. A particular feature is a large garden lodge, perfect for a home office or additional storage. Additionally, there is a useful shed, ideal for general storage. At the front of the property, there is a low-maintenance driveway with ample parking.

**COUNCIL TAX BAND: D**

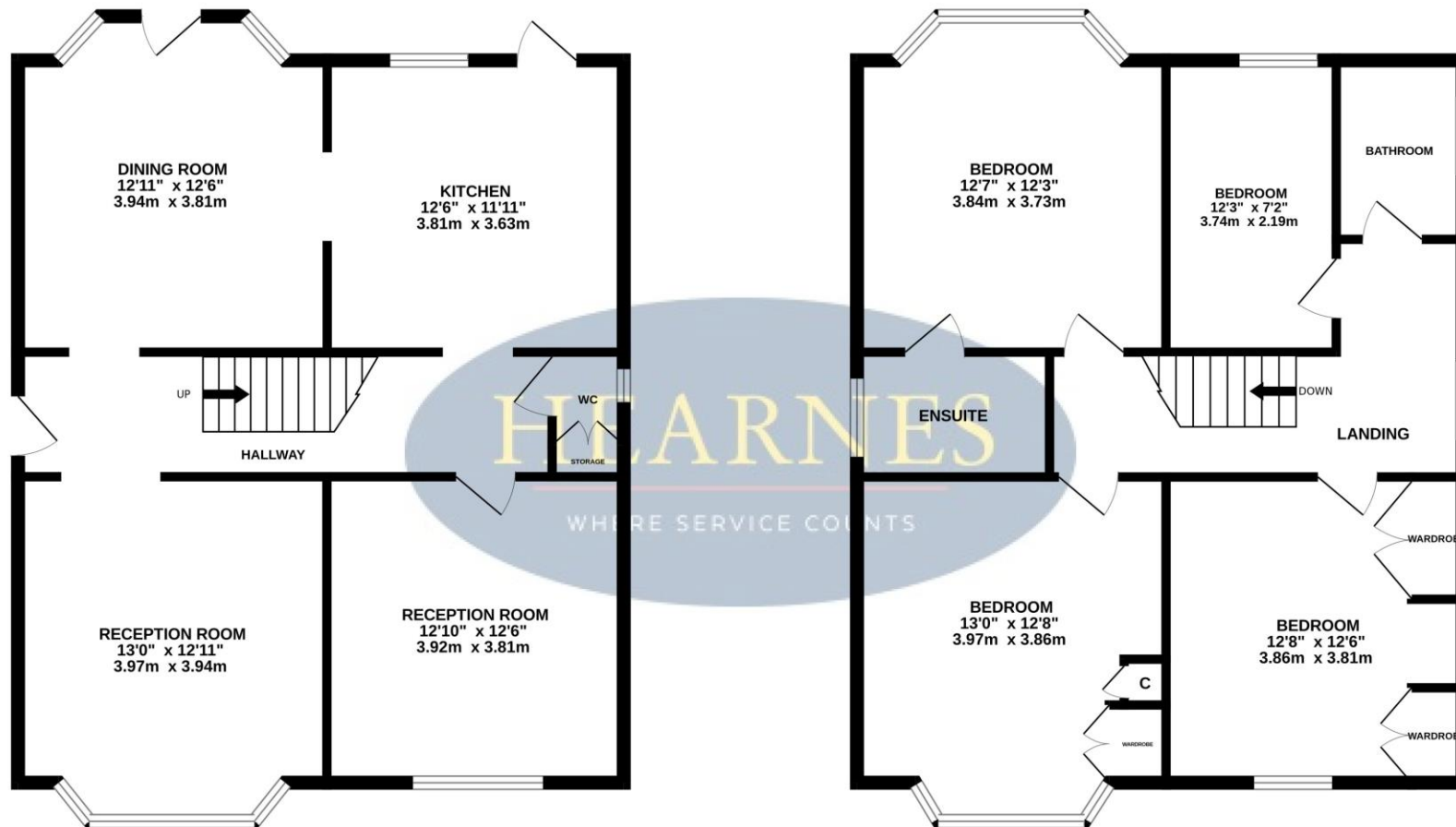
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.

1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 155sq.ft. (14.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



