



Artisan Drive
Charminster
£450,000 Price Guide



This attractive three-bedroom detached home in the desirable area of Charminster, Dorchester, offers a superb combination of modern living, bright, airy spaces, and generous accommodation throughout. The property comprises further accommodation including a sitting room, kitchen/diner, utility room, en-suite facilities to bedroom one, a family bathroom, and a ground-floor WC. Externally, the home enjoys a private rear garden featuring patio areas and a lawn. The property also benefits from a single garage and off-road parking. Additionally, the property was built in 2020 by Wyatt Homes and is offered with the remainder of a 10-year guarantee from October 2024. EPC Rating B.

Charminster village presents a traditional, old English image with its beautiful cottages and mosaic pavement dating from Roman times, a 12th-century parish church dedicated to St. Mary, and the scenic River Cerne flowing through it. Charminster offers two village pubs, a well-regarded and popular first school, two village halls, a convenience store, which houses a post office, and a Norman Church. Surrounded by rolling countryside, Charminster offers a peaceful rural setting while being conveniently close to the amenities of Dorchester. Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



On approaching this lovely home, a pedestrian path leads to the property, where a good-sized, side lawn is bordered by shrubs to one side and a brick wall surrounding the side garden. Steps lead up to the part glazed door into a welcoming hallway, providing access to both primary rooms, a convenient ground floor W/C and under-stairs storage. The well-equipped kitchen/diner is fitted with a modern range of wall and base-level units with stylish work surfaces and upstand. Integral appliances include NEFF induction hob and double oven, with an INSET sink with mixer tap beneath the front aspect window. The space provides ample room for dining furniture, with attractive light fixtures highlighting the area and a large bay window, enhancing the naturally bright and airy feel. A useful utility room serves the kitchen, offering space for additional appliances and direct access to the garden. The lounge features double doors opening directly onto the garden and an additional rear-facing window, allowing natural light to fill the room. Neutral décor and carpet enhance the modern feel of the home.

On the first floor, three well-presented double bedrooms continue the neutral, contemporary theme, with the principal bedroom featuring a stylish en-suite comprising a W/C, wash hand basin with vanity storage beneath, and walk-in shower, finished with wood-effect flooring. The family bathroom is fitted with a modern white suite, including a panel-enclosed bath with shower attachment over, W/C, and wash hand basin with vanity storage. The room is complemented by tasteful tiled flooring and part tiled walls.

Externally, the good-sized garden is enclosed by a combination of fencing and walling, providing a high degree of privacy. A patio area abuts the property and a gate provides access to the side. The garden features a central area of lawn, along with an additional patio to the rear, offering ample space for garden furniture and outdoor entertaining.

Agents Notes:

We are advised there will be an annual service charge for communal areas on the appointment of a managing agent.

P/FUL/2025/07085 – proposed extension to the Charminster Farm development – decision pending.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970
Council tax band E.

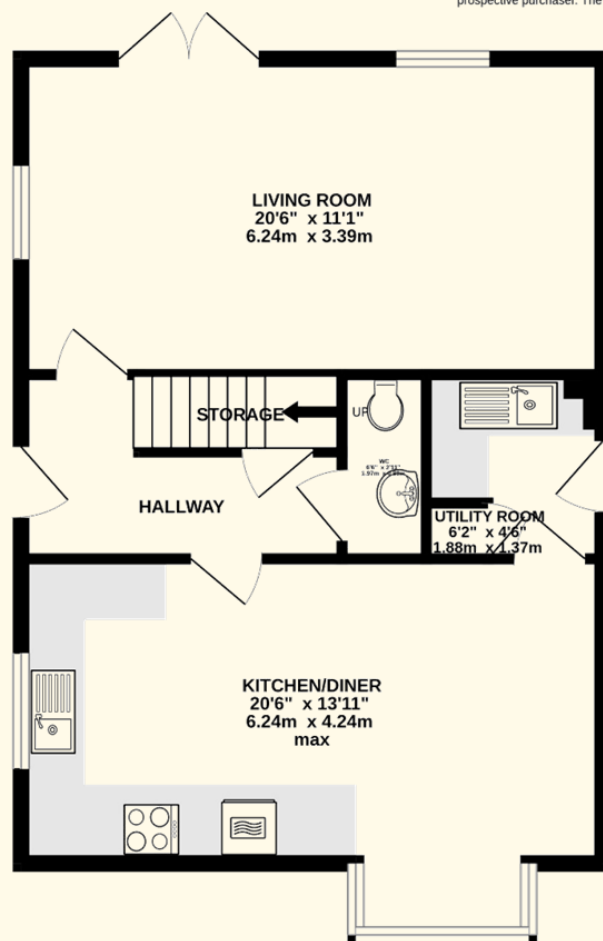
Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

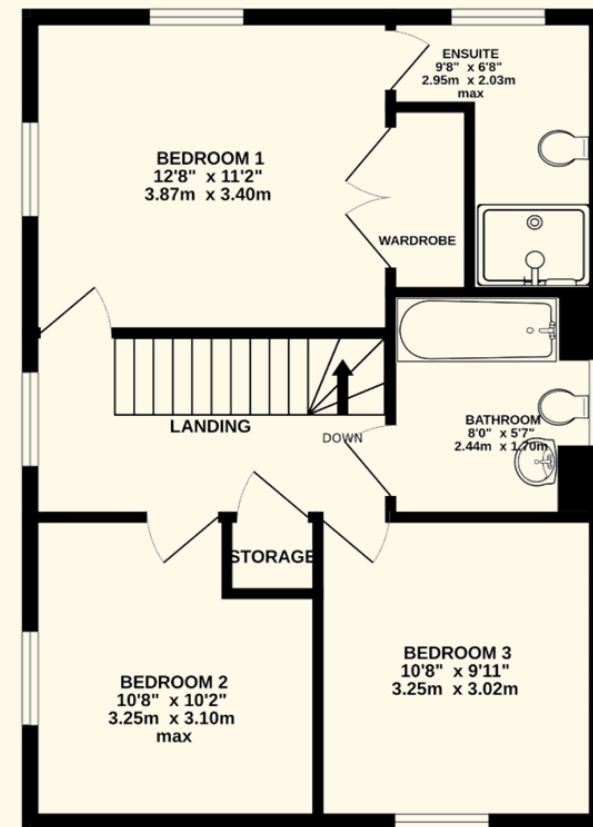
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.