



313 Bournemouth Road, Charlton Marshall, Dorset, DT11 9NQ





A superbly presented two bedroom semi detached cottage, situated in the popular village of Charlton Marshall.

This well-presented brick-built home offers timeless curb appeal and a thoughtfully designed interior. Set within a row of characterful cottages, the property features a classic pitched roof and a neat entrance porch, creating a warm and inviting first impression.

Inside, the ground floor offers a comfortable sitting room (this room has the potential to be used as a third bedroom) that flows into a multifunctional space, ideal for both everyday living and entertaining.

The kitchen is bright and modern, with sleek cabinetry, a tiled backsplash, and integrated stainless steel appliances. A spacious conservatory opens onto the rear garden enhancing the open plan living space this property already offers benefiting with newly fitted bi folding doors. A utility room and ground-floor bathroom add convenience and practicality.

Upstairs, the home provides two well-proportioned bedrooms, including a generous master with built-in storage. The second bedroom is a versatile space, ideal for guests, children, or a home office.

The bathroom is finished in a clean, contemporary style with tiled walls and flooring, a full-size bath, and an overhead shower.

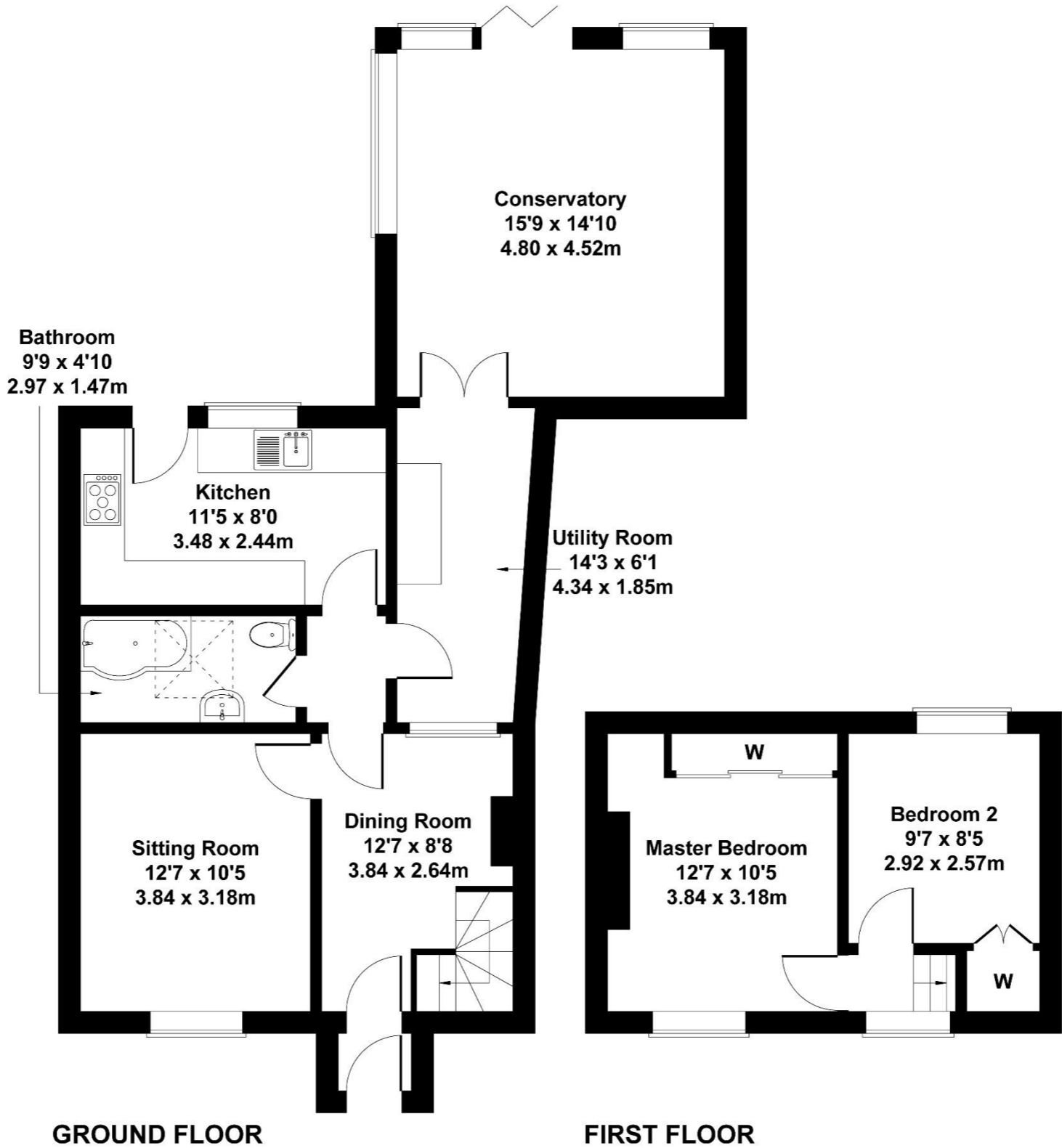
The garden is a stand out feature, extending in a long, well-structured layout with a mix of cultivated and functional areas. A wooden pergola defines a dedicated seating space, perfect for outdoor dining or relaxation. The plot includes a spacious outbuilding, ideal for a home office or an entertaining area.

This is a fantastic opportunity to own a stylish and low-maintenance home in a desirable location, perfect for those seeking comfort, character, and convenience.



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Approximate Gross Internal Area
1024 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2025
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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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