



## Higher Charminster, Charminster, Dorchester, Dorset

A charming two bedroom semi-detached cottage with front garden and stunning deck overlooking the water and open fields to the rear.

Guide Price  
**£275,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## 10 Higher Charminster, Charminster, Dorchester, Dorset, DT2 9RB

- Semi-detached cottage
- Character features
  - Two bedrooms
- Front garden and stunning rear decking
- Open countryside views
  - Council tax band B

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Sales Office  
on 01305 261008





### The Property

Situated in this secluded spot in Charminster, this character cottage has been modernised by the current vendor creating this tranquil getaway and maximising the potential this property has to offer.

The accommodation begins with the porch, the ideal space for coats and shoes before entering the lounge. The light and airy lounge offers plenty of space for furniture and opens through to the kitchen with stairs rising to the first floor.

The lounge is filled with evening light from the large window to the front and also has an attractive 'exposed' fireplace with wood burning stove.

As you travel through the ground floor you enter the modern kitchen which is a lovely well appointed space offering room for modern appliances with plenty of storage and working space. There is also a useful breakfast bar and window to the side.

An opening then leads through to the dining room and you are immediately struck by the views to the rear from the double doors. This room offers space for dining table to sit and enjoy a meal with friends and family, the Vendor has previously utilised this space as a guest bedroom.

As you ascend upstairs you are greeted by the two bedrooms and shower room. The principle bedroom is a good double with space for bedroom furniture and storage. Bedroom two has a clever skylight feature and space for bedroom furniture.

The shower room is provided with enclosed shower cubicle WC and wall mounted wash hand basin.

### Outside

Gated Access from the front leading to a generous paved area which is ideal for alfresco entertaining and a good sized lawn with shrub and flower borders. There is also a good sized shed with power and light.

Side access leads to the rear decked area proving a delightful seating area overlooking the river and open fields.

### Situation

The property is located in the picturesque village of Charminster which is home to a first school, shop/sub post office, two pubs, a pretty Norman church and village hall built by Wyatt Homes during the first phase of Charminster Farm.

Charminster is just a couple of miles from Dorset's historic county town, Dorchester, which has many restaurants, shops, various leisure facilities, a number of highly regarded schools and the county hospital. A regular bus service operates through the village of Charminster and Dorchester provides rail links to London Waterloo and Bristol Temple Meads.

There are numerous sporting facilities and leisure pursuits in the area including Golf at Dorchester (Came Down), Sherborne and Yeovil. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports. The Iron Age hill-fort of Maiden Castle is just four miles from Charminster Farm and boasts breath-taking views of the countryside.

### Services

Mains gas, water, electricity and drainage.  
Gas fired central heating.

### Agents note

Pedestrian access to the property is via a footpath (of which you have a right of way over).

### Local Authority

Dorset Council

Tel: 01305 251010 or [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band: B

EPC: D

### Directions

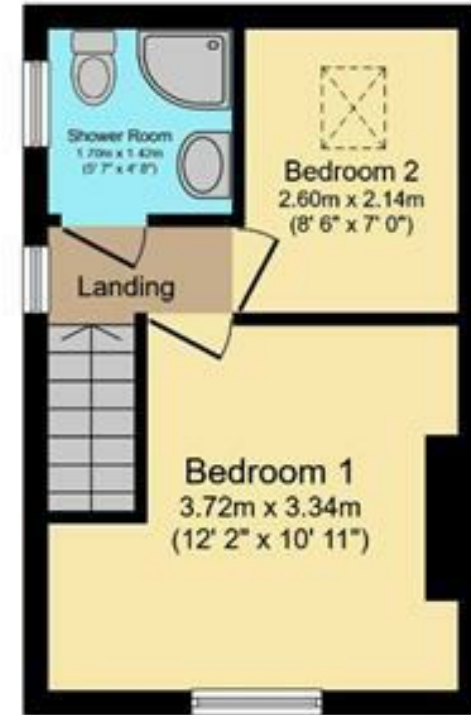
From our Dorchester Office leave Dorchester on A37 continue until you reach the bypass roundabout. Proceed toward Yeovil straight ahead and then take the next right hand turn signed Charminster. Pass through the village of Charminster, pass crossroads, pass New Inn pub, proceed up North Street until you reach a newer built properties on the left hand side. You will see a Post Box and a sign marked Higher Charminster. Proceed towards the river and before the bridge there will be a gate marked 10 & 11. Number 10 is to the left

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dorchester/ATR/  
30/04/2024/Rev



Ground Floor



First Floor

Total floor area 51.7 sq.m. (557 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). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

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