



## The Spetisbury, Plot 184, Charminster Farm, Dorset

A newly built 4 bedroom detached house with rendered elevations and charming frontage, located in a quiet close and within easy reach of the county town of Dorchester. Please note the images are for reference only.

Guide Price

**£715,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**The Spetisbury,  
Plot 184, Charminster Farm,  
Sheridan Rise, Dorchester,  
Dorset, DT2 9GA**

- Beautifully appointed
- Fully fitted kitchen / dining room
  - 4 bedrooms
- Master en suite shower room
  - Family bathroom
  - Ground floor study
  - Separate utility
- Double garage with power and lighting
  - 10 year warranty
  - EPC: B

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008







### The Property

Situated in a desirable location, the property is bright and airy throughout, offering a fantastic home that is both modern and comfortable. The house is nicely proportioned with thoughtfully designed rooms.

Built by Wyatt Homes in 2023, an award-winning developer with over 30 years' experience designing homes across the South West, this property has an excellent building specification, comes with a 10 year warranty and is ready for immediate occupation.

On the ground floor, there is a welcoming entrance hall with convenient WC, stairs rising to the first floor and under stair storage. There is a downstairs study situated at the front of the property which is separate from the spacious living room at the rear. This lovely family room has a lot of natural light coming through the French doors and has direct access out to the back garden.

Also on this floor is a separate utility room with space for a washer/dryer and side external door, perfect for muddy boots.

The open plan kitchen/dining room is a dual aspect room, generous enough to accommodate a family sized table and also benefiting from French doors leading out to the garden. The quartz worktops, Amtico

flooring and soft-closing cupboard doors are stylish and elegant additions. Integrated Neff appliances include a dishwasher, fridge/freezer, double oven positioned at eye level and induction hob with extractor hood over.

Upstairs there is a good sized landing with access to all four double bedrooms, the family bathroom and built-in airing cupboard. The master bedroom has a large fitted wardrobe, its own en-suite shower room and views of the garden.

Bedroom 2 also has its own en suite shower room and, like Bedroom 3, comes complete with built in storage. Bedroom 4 is a comfortable double room. The en-suite shower rooms and family bathroom are beautifully finished with Porcelanosa tiles to floors and walls, stylish chrome fittings and heated towel rails.

### Outside

The property is set back from the road with attractive planting comprising of flower borders and a small stretch of lawn.

The neatly turfed rear garden is low maintenance and features a patio, providing the ideal space for outdoor entertainment and alfresco dining. There is a convenient outside tap and gate with side access, ensuring all your gardening needs are met effortlessly.

A private driveway and double garage with power provides plenty of space to keep your car secure and close-by.

### Situation

The property is located on the outskirts of 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, over 400 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 breathtaking views of the countryside.

**Services**

Mains electricity, water and drainage.

Gas central heating.

**Local Authority**

Dorset Council  
Tel: 01305 251010 or www.dorsetcouncil.gov.uk

Council Tax Band: New Build (To be confirmed)  
EPC: B

**Agent Note**

Please note these photos are example images only.

**Directions**

At the Top O' Town roundabout take the exit onto the B3147 signposted for Yeovil/A37. Follow this road for approximately 1 mile until you reach a second roundabout, take the second exit onto the A37 signposted for Yeovil. Continue for 0.9 miles, past the turning to Charminster village (A352) and you will find Charminster Farm on your right.



**Ground Floor**

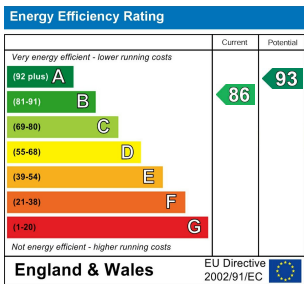
Kitchen	4.89m x 3.97m	16'0" x 13'0"
Dining	4.57m x 3.40m	15'0" x 11'3"
Living Room	4.91m x 4.41m	16'1" x 14'6"
Study	3.32m x 2.95m	10'11" x 9'8"



**First Floor**

Master Bedroom (incl. wardrobe)	4.69m x 3.74m	15'5" x 12'3"
Bedroom 2	3.62m x 3.11m	11'10" x 10'2"
Bedroom 3	3.98m x 3.03m	13'1" x 9'11"
Bedroom 4	3.32m x 3.10m	10'11" x 10'2"

Total floor area 169.56m<sup>2</sup> 1825ft<sup>2</sup>



Dorchester/SPX/19.03.24

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