



Hillfort Close, Dorchester, Dorset

A spacious and detached modern family home in the popular area of Castle Park, with 5 bedrooms including a ground floor bedroom with en-suite, rear garden and driveway parking.

Guide Price
£475,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

6 Hillfort Close, Dorchester, Dorset, DT1 2QT

- Detached modern family house
 - Spacious rear garden
 - 4 bedrooms on the first floor
- Additional ground floor bedroom with en-suite shower room
 - Downstairs cloakroom
- Favoured Dorchester town location
 - Council Tax Band D

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

Located on Hillfort Close in Dorchester, this detached family house is in this favoured residential area approximately ½ mile from the town centre.

Upon entering the property, you are greeted by an entrance hall which has an under stairs storage cupboard as well as a downstairs WC.

The sitting / dining room is a large seamless front-to-back room with French doors giving access to the private rear garden. A large picture window to the front creates a wealth of light through this living space and far reaching views in the distance.

The kitchen is to the rear of the house and has a range of floor and wall mounted units with a built-in cooker and electric hob and there is space for white goods. Additionally, next to the kitchen is a utility room with plumbing and space for a washing machine, sink, storage cupboard and a floor mounted gas central heating boiler.

Additionally on the ground floor, the current vendors have converted the old attached garage in to a ground floor double bedroom with a door to a wet room with shower, WC and wash hand basin.

From the entrance hall stairs rise to the first floor landing with an

airing cupboard, providing linen storage and a hatch to the loft space.

There are three spacious double bedrooms (one with a built in cupboard) and a spacious single bedroom, offering ample space for a growing family or accommodating guests. Completing the first floor is a well-appointed fully tiled bathroom with a separate shower cubicle as well as a bath.

Outside

At the front of the property there is a path leading to the front door and parking on the drive for a couple of cars. To the side of the path there is an area of lawn, which has the potential to be converted into further parking if desired.

The rear garden is mainly laid to lawn with a patio seating area abutting the rear of the property, accessed via the French doors in the sitting room. There is an outside tap, outside lighting and side access to the front. A path runs to the far end of the garden where there is a garden shed.

Situation

The property is situated in a favoured residential area approximately ½ mile from the town centre. Dorchester has an excellent range of shops, restaurants, leisure facilities and services.

The new Brewery Square development offers a fantastic mix of restaurants, shops and a cinema.

The Dorset County Hospital is nearby, as are a number of highly regarded schools.

Dorchester South and Dorchester West stations in the town provide mainline rail services to London Waterloo and Bristol Temple Meads respectively.

Within walking distance of the property is the town's major supermarket and Retail Park. There is nearby access to walks over the open countryside to Maiden Castle and beyond.

A wide range of sporting facilities in the area include a golf course at Came down, sports complex and swimming pool next to Thomas Hardy School and sailing at Weymouth and Portland.

Services

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

Broadband - Ultrafast speed available

Mobile - Network coverage is reported to be good for both indoors and outdoors (<https://www.ofcom.org.uk>)

Local Authority
 Dorset Council
 01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: D
 EPC: D

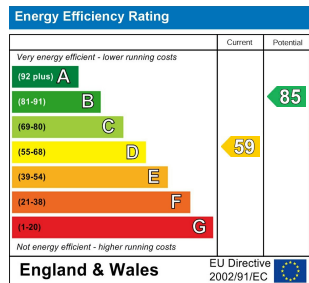
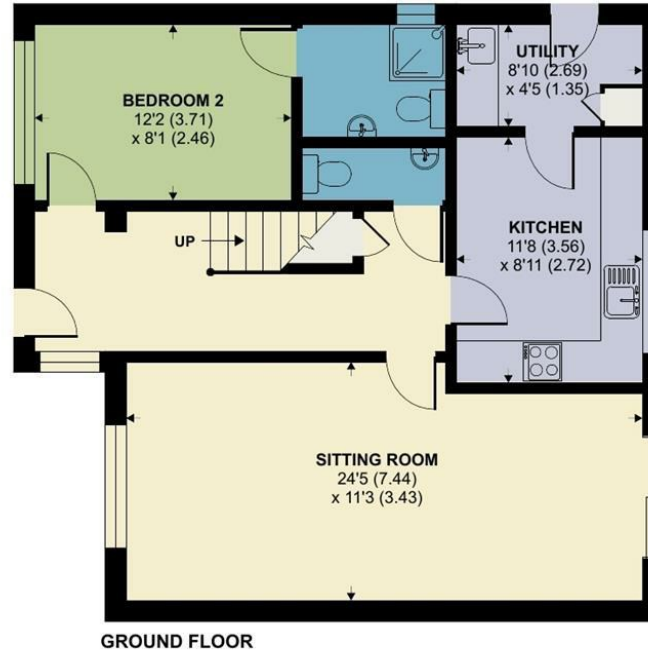
Hillfort Close, Dorchester

Approximate Area = 1355 sq ft / 125.9 sq m
 For identification only - Not to scale.



Directions

From Dorchester Top O' Town roundabout, taking the first exit left past the Borough Gardens. Proceed straight across the first set of traffic lights to the next set and turn right onto Weymouth Avenue. Continue along the road, taking the 3rd turning right into Maiden Castle Road. Take the 2nd left hand turning into Britannia Way and at the end of the road turn right and immediately left into Hillfort Close. The property will be found on the right hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1089538



Dorchester/KWI/17.04.24/REV

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