



The Lytchett, Plot 182, Charminster Farm, Dorchester, Dorset

A newly built 4 bedroom detached house with brick elevations and charming porch, 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

£525,000

Freehold

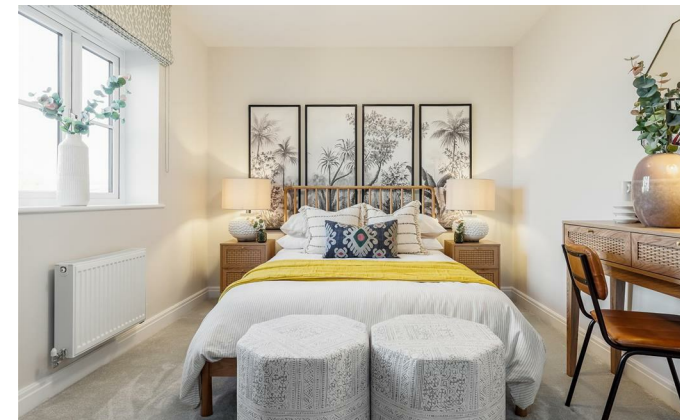
**Symonds
& Sampson**

ESTABLISHED 1858

The Lytchett, Plot 182, Charminster Farm, Sheridan Rise, Dorchester, Dorset, DT2 9GA

- Beautifully appointed
- Fully fitted kitchen / dining room
 - 4 bedrooms
- Master en suite shower room
 - Family bathroom
 - Separate utility
- Single 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 roomy L-shaped entrance hall with a convenient WC, stairs rising to the first floor and a useful utility room with space for a washer/dryer. Straight ahead, at the rear of the property, lies the spacious living room with French doors opening out onto, and views of, the private garden.

The open plan kitchen/dining room is a dual aspect room, generous enough to accommodate a family sized table and also benefitting 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 landing with access to all four bedrooms, the family bathroom and a built-in airing cupboard. The master bedroom has a large fitted wardrobe, its own en-suite shower room and views of the garden.

Bedrooms 2 and 3 are double bedrooms and Bedroom 4 is a single room which could double up as a home office. The en-suite shower room 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 single 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

Photos are example images only.



Ground Floor

Kitchen/Dining	7.95m x 3.26m	26'1" x 10'8"
Living Room	4.54m x 4.43m	14'11" x 14'6"



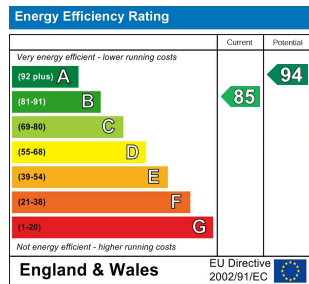
First Floor

Master Bedroom (incl. wardrobe)	4.35m x 3.19m	14'3" x 10'6"
Bedroom 2	3.10m x 3.39m	11'1" x 10'2"
Bedroom 3	3.48m x 3.25m	11'5" x 10'8"
Bedroom 4	3.02m x 2.22m	10'8" x 7'3"

Total floor area 126.3m² 1359.58ft²

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.



Dorchester/SPX/28.03.24

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