



## Harvest Hill, Charminster, Dorchester, Dorset

A beautifully presented 3 double bedroom detached house with landscaped garden, garage and driveway.

Offers Over  
**£500,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## 20 Harvest Hill, Charminster, Dorchester, Dorset, DT2 9UQ

- Beautifully presented
- 3 double bedrooms
  - En suite
  - Kitchen / diner
  - Utility room
- Landscaped garden
  - Garage & drive
  - NHBC warranty

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

This attractive detached house is beautifully appointed with brick and flint elevations and a landscaped garden with a good sized patio and pergola.

The property was built circa 2020 and was the show home for the development, enjoying a generous sized corner plot, long drive and larger-than-average single garage at the rear of the house with power and light, as well as a unique four sided pitched roof.

The house is light and bright throughout, in excellent decorative order and thoughtfully designed to suit modern living. On the ground floor in the entrance hall is a useful under stairs storage cupboard and separate cloakroom. Amtico flooring extends from the hallway through to the cloakroom, utility room and the kitchen / dining room; a good size room with a bay window and ample space for a dining table and chairs. The kitchen is fitted with a range of cupboards and drawers, pan drawers, integrated Neff appliances include a fridge, freezer, double oven / microwave at eye level, induction hob and dishwasher. White quartz work surfaces with matching upstand, glass splashback, under pelmet lighting and LED ceiling downlights elegantly complete this space. The separate utility room has further fitted cupboards, gas boiler and space for a washing machine and tumble dryer, a back door gives access from the drive. The sitting room is a nicely proportioned room, it has Karndean flooring, a modern gas fire with hearth and

surround, TV point and French doors that lead out to the patio and garden.

On the first floor there is a further fitted cupboard/linen cupboard and doors leading to the 3 bedrooms and family bathroom. The master bedroom, a good size with space for a king sized bed, fitted wardrobes and dual aspects views benefits from a stylish en suite shower room. A contemporary white suite to include a large shower with low profile tray and sliding glazed door, vanity basin, back lit mirror and cupboard, tall wall mounted storage unit and heated towel rail. Bedroom 2 and bedroom 3 are both double bedrooms. The family bathroom is fully tiled with a bath incorporating a shower and shower screen over, vanity basin and wall hung WC with concealed cistern.

The property is extremely well presented and benefits from the remainder of an NHBC warranty, gas central heating and UPVC double glazing.

### Outside

The main garden is south facing, partly walled and has been attractively landscaped. It also benefits from external power points. The patio abutting the house has been enlarged with a gravelled path leading to a raised patio with pergola over. There are brick edged flower borders stocked with a variety of shrubs and a lawn with space for a drying line.

The garden at the front of the house is also stocked with shrubs and the lawn extends to the side of the house edged with box hedging.

### Situation

Charminster is a popular and thriving village with a first school, a shop/sub post office, two public houses, as well as a fine Norman parish church. The village lies about 1.5 miles to the north of Dorchester which has an excellent range of shops, schools, restaurants, leisure facilities and the county hospital. Dorchester train stations provide mainline railway services to London/Waterloo and the local lines to Weymouth and Bristol/Temple Meads.

Brewery Square, on the south side of Dorchester, boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers.

There are numerous sporting facilities and leisure pursuits in the area including golf at Charminster (Wolfedale), Dorchester (Came Down), the Dorset Golf and Country Club, Sherborne and Yeovil. The Dorset Jurassic coastline has been accorded World Heritage status and there are fine beaches including Ringstead and Weymouth bays, Lulworth Cove and Studland.

## Services

Mains gas, electric, water and drainage.

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](http://www.dorsetcouncil.gov.uk)

Council Tax Band: E

EPC: B

## Agent Note

There is a maintenance charge for the cost of common areas of £268 per annum.

## Directions

From Dorchester, take the A37 towards Yeovil and after about 1 mile turn right signposted to Charminster/Godmanstone/Cerne Abbas. On entering Charminster, take the first left hand turning on to West Hill, proceed up the hill and turn right into Rylands Way, as you drive up bare left onto Harvest Hill. what3words///remember.initial.congested

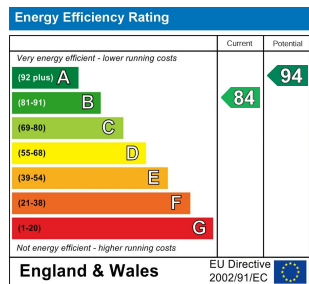
# Harvest Hill, Charminster, Dorchester

Approximate Area = 1211 sq ft / 112.5 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1421 sq ft / 132 sq m

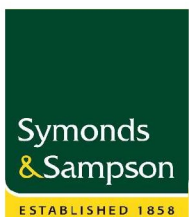
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1104520



Dorchester/SPX/30.03.24



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