



Came View Road, Dorchester, Dorset

A spacious three/four bedroom detached family home situated in a much sought after position on the edge of Dorchester.

Guide Price
£575,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

5 Came View Road, Dorchester, Dorset, DT1 2AE

- Detached house
- 3/4 bedrooms
- Front and rear garden
- Garage and driveway
- Countryside views

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

A detached family home which is situated in a popular position on the edge of Dorchester and conveniently located for easy access to the town centre and the A35.

The property provides a well-proportioned interior ideal for family living with flexible accommodation and scope to provide an extra bedroom.

The accommodation is arranged over two floors and is in very good order throughout. On the ground floor, a useful entrance lobby leads into a hallway with stairs to the first floor and door into a cloakroom. There is a front aspect dining room. The sitting room is dual aspect with an exposed brick open fire and double doors out to the garden.

The kitchen/dining room has a range of floor and wall mounted units with range style cooker. Off the kitchen/dining room is a study and utility room which provide further storage and space and plumbing for white goods. Doors from both the kitchen and utility room give access to the garden.

Returning to the entrance hall, stairs rise to the first floor where there are three double bedrooms together with a family bathroom. The master bedroom benefits from an en suite shower room, walk-in wardrobe and enjoys views over the surrounding countryside.

The large loft space has been partially converted (heating and lighting in place) and could provide one or two further bedrooms and a bathroom, subject to planning consent.

Outside

Outside, a driveway provides off road parking and leads to an attached garage with power and light. The front garden is lawned with shrub borders and pedestrian side access. To the rear of the house there is a large paved patio with steps leading up to lawned gardens, stocked with an abundance of shrubs, plants and trees. There is also a large workshed and summer house at the rear of the garden, both with power and lighting.

Situation

Came View Road is situated within a convenient position,

with easy access to the town centre and all its associated amenities. The property falls within the catchment area of a number of highly regarded schools including, Damers First School, Dorchester Middle School and The Thomas Hardye School.

The county town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectfully. There is a regular bus service close by.

Services

Mains gas, electric, water and drainage.
Gas fired central heating system.

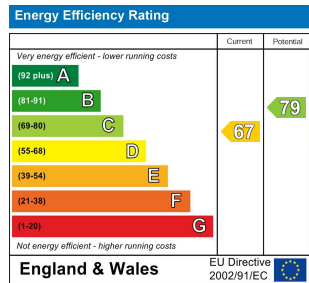
Broadband - Ultrafast speed available
 Mobile - Network coverage is reported to be good for both indoors and out on selected providers (Information from <https://www.ofcom.org.uk>)

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

Council Tax Band: F
 EPC: D

Agent Note
 Please note that the photos were taken in 2022.

Directions
 From our Dorchester office on Weymouth avenue proceed down High West Street in to High East Street and on reaching the traffic lights at Grays Bridge turn right onto Kings Road. At the roundabout proceed straight across into Allington Road. At the next two roundabouts continue straight over passing the Trumpet Major Public House. At the next roundabout take the left hand turn and follow the road bearing right. As you go up the hill, the property will be directly in front of you.



Dorchester/ATR/08.05.24/rev

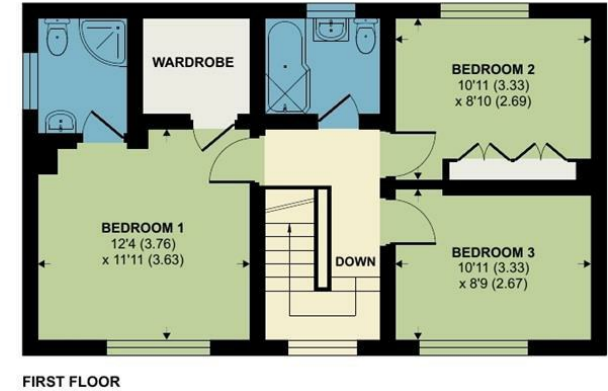
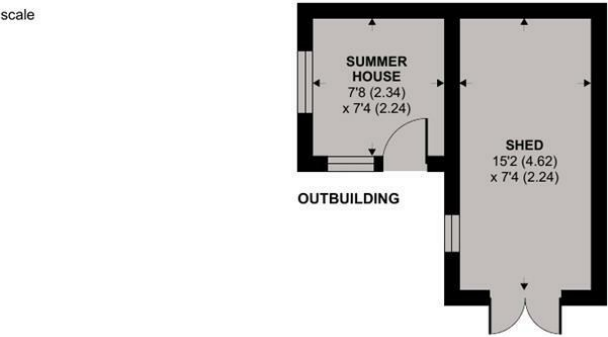
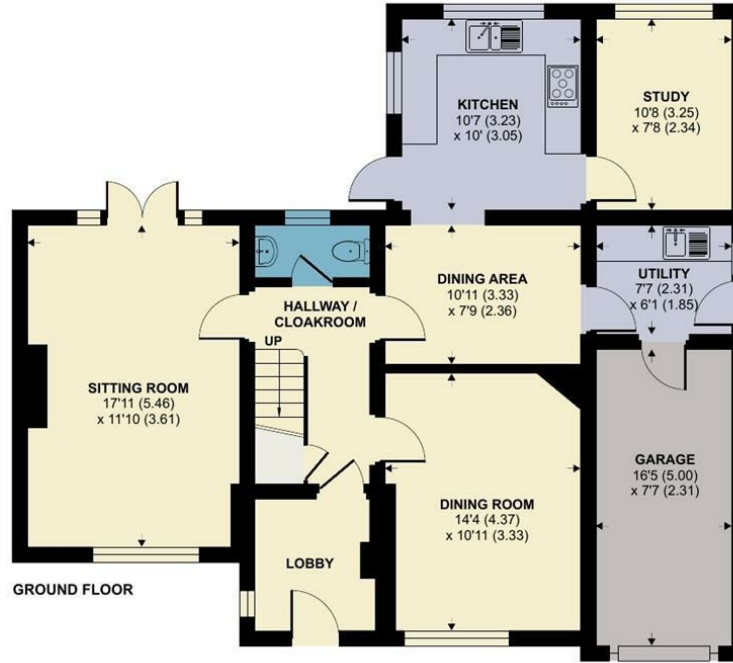
Came View Road, Dorchester

Approximate Area = 1577 sq ft / 147 sq m (includes garage)

Outbuildings = 167 sq ft / 16 sq m

Total = 1744 sq ft / 163 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 856194



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