



The Iford, Plot 197, Charminster Farm, Dorchester, Dorset

Ready this June and with early bird reservations available! The Iford is a brand new 3 bedroom semi detached house with separate utility and master en suite, enjoying a quiet cul-de-sac location and just a stone's throw from the county town of Dorchester.

Guide Price

£475,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**The Iford,
Plot 197, Charminster Farm,
Sheridan Rise, Dorchester,
Dorset, DT2 9GA**

- Beautifully appointed
- Fully fitted kitchen / dining room
 - 3 bedrooms
 - Master en suite shower room
 - Separate utility
- Single garage with power and lighting
 - 10 year warranty
 - EPC: Predicted B

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

Situated in a sought-after location, the property is bright and airy throughout, offering a fantastic home that is both modern and comfortable. Available this June and with early bird reservations on offer, do not miss this chance to secure your next family home.

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 you enter into the main entrance hall with convenient WC, stairs to the first floor and useful under stair storage. To your left lies the spacious, dual aspect, living room with views to the front and rear of the property. This lovely family room has a lot of natural light coming through the French doors and has direct access out to the rear garden.

Across the hallway is the open plan kitchen/dining room. A generous room with space 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.

Leading off the dining area is a separate utility room with space for a washer/dryer and own rear door entry, perfect for muddy boots.

Upstairs the landing gives access to all three 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.

Bedrooms 2 and 3 are well apportioned double rooms. 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 strip 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.

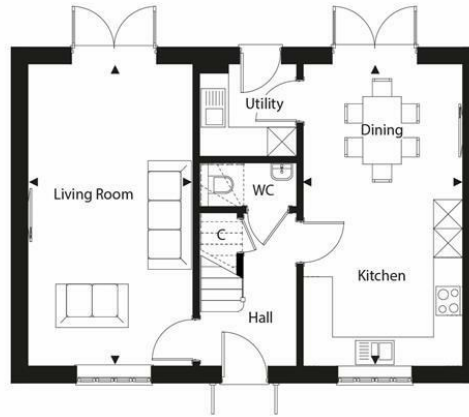
Gas central heating.

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

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

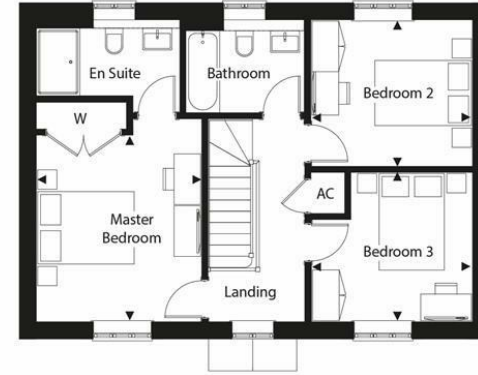
Agent Note
 Please note these photos are example images only.

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

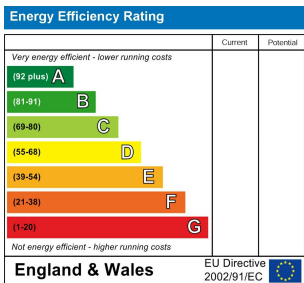
Kitchen/Dining	6.26m x 3.30m	20' 6" x 10' 10"
Living Room	6.26m x 3.41m	20' 6" x 11' 2"



First Floor

Master Bedroom	3.87m x 3.43m	12' 8" x 11' 3"
Bedroom 2	3.35m x 3.03m	11' 0" x 9' 11"
Bedroom 3	3.35m x 3.09m	11' 0" x 10' 1"

Total floor area 113.08m² 1217.26ft²



Dorchester/SXP/05.07.24

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