



Symonds
& Sampson

Brambles
Charminster, Dorchester, Dorset

Brambles

5a Westleaze Close, Charminster
Dorchester, Dorset
DT2 9QA

A spacious detached bungalow enjoying attractive views over the adjacent fields. Within easy reach of Dorchester and enjoying a particularly nice garden. For sale with no chain.



- No chain
- Countryside views
- Secluded setting
- Well kept gardens
- Double garage
- Easy reach of town
- Superb opportunity

Guide Price £710,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

A spacious detached bungalow, nestled on small private drive, with a generous well-kept garden and far reaching views over the adjoining fields. Offering scope to extend and re-configure (subject to planning), the property benefits from ample parking, double garage and garden room.

THE ACCOMMODATION

The accommodation is light and bright throughout with an entrance porch leading onto the hallway housing a useful coats cupboard and airing cupboard. The L-shaped sitting/dining room is a generous sized room and the kitchen is fitted with a range of cupboards and drawers; it has work surfaces that extend to a breakfast table. Integrated appliances include double oven at eye level and ceramic hob, with further space for a dishwasher and fridge. The garden room has a brick built dwarf wall with surrounding UPVC double glazed windows, tiled floor and magnificent views.

There are four double bedrooms with the principle bedroom benefitting from an en suite bathroom. A family bathroom and separate shower room have classic cream/white suites. There is a separate study and good

sized utility room with additional storage cupboards, space and plumbing for a washing machine, wall hung gas boiler and connecting door into the double garage.

OUTSIDE

Well kept gardens wrap around the property. There are a variety of different species of trees and mature hedging for privacy, as well as well stocked flower borders and established shrubs. It is largely laid to lawn with a raised patio abutting the property and lovely views of the countryside.

The driveway offers space for a number of vehicles and could accommodate a caravan or motorhome.

SITUATION

Charminster village has a popular first school, a shop/post office, a range of public houses and a Parish Church. The village is about two miles to the north of Dorchester (county town) which provides an excellent range of shops, schools, restaurants and the County Hospital. Communications are good with rail links from Dorchester to London/Waterloo and Bristol/Temple Meads.

The Dorset coastline has been accorded World Heritage status with some fine beaches. There is also a network of bridleways and footpaths in the immediate vicinity.

DIRECTIONS

What3words:///megawatt.moving.limp

SERVICES

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

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

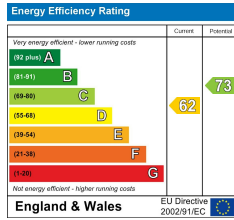
The sale is subject to receiving the grant of probate.

Shared private driveway.



Westleaze Close, Charminster, Dorchester

Approximate Area = 2244 sq ft / 208.4 sq m
 Garage = 312 sq ft / 28.9 sq m
 Total = 2556 sq ft / 237.3 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1160957



Dorchester/SXP/06.08.24



01305 261008

dorchester@symondsandsampson.co.uk
 Symonds & Sampson, 9 Weymouth Avenue,
 Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT