



Symonds
& Sampson

Little Damers

Charminster, Dorchester, Dorset

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

A 4 bedroom detached chalet bungalow with garage and parking, situated in a prime position at the end of a cul-de-sac and within its own spacious mature gardens, on the outskirts of Charminster.



- Spacious accommodation
- Large plot on the edge of Charminster
 - Easy accessibility to Dorchester
- Large plot with some rural countryside views
 - Driveway and parking
 - Garage and workshop
 - Annexe potential STPP
 - Large kitchen / dining room

Guide Price £760,000

Freehold

Dorchester Sales
01305 261008

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THE DWELLING

A substantial chalet bungalow of part-brick and part-rendered-block construction under a tiled roof, set within a generous plot of mature gardens which circular around the house, with stunning trees dotted around the plot and mature shrubs giving a secluded feel.

The property itself enjoys countryside views and leafy back drops from all sides. One of only three detached properties set along a private drive at the far end of a cul-de-sac in Charminster, with its own secure driveway, parking area and garage.

ACCOMMODATION

An extension to the side of the property provides a spacious entrance hall leading to the heart of the house. On the ground floor, the large dual aspect windows in the sitting room make the most of catching the sun and provides stunning views of the garden.

The family kitchen/breakfast room is a capacious room with a large area for entertaining and there is a separate formal dining room. Partial conversion of a garage now provides for a smart office/study room as well as a single garage which in turn leads to the spacious workshop. Completing

the accommodation on the ground floor is a downstairs bedroom, shower room and large utility room with a door to the garden. On the first floor there are 3 double bedrooms and a family bathroom.

OUTSIDE

Wonderful spacious gardens, mainly laid to lawn, with mature trees and deep flower borders of shrubs and flowers. There is a patio seating area immediately abutting the rear of the property which also provides a walkway around the house that leads to the greenhouse.

The driveway leads to a turning and parking area, as well as access to the single garage.

SITUATION

Charminster village has a popular first school, a shop with 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///prepares.instructs.stuns

SERVICES

All mains services are connected. Gas central heating.

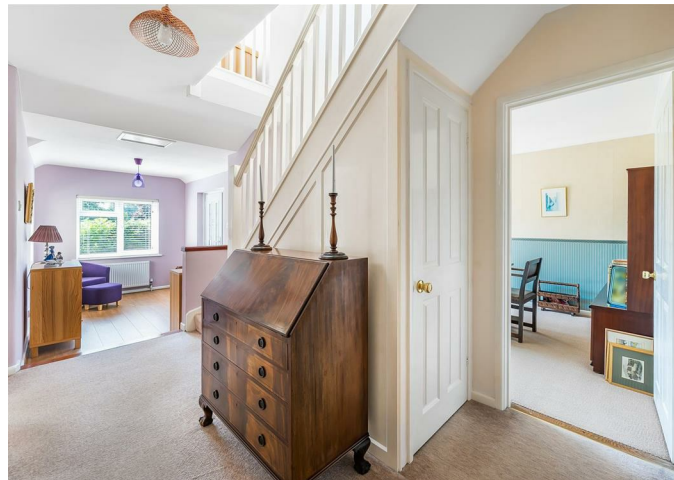
Broadband - Ultrafast speed available

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

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

MATERIAL INFORMATION

The property has a right of way over a private drive.



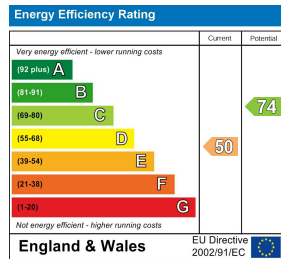
Westleaze Close, Charminster, Dorchester

Approximate Area = 2362 sq ft / 219.4 sq m
 Limited Use Area(s) = 102 sq ft / 9.4 sq m
 Garage = 334 sq ft / 31 sq m
 Total = 2798 sq ft / 259.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1161674



Dorchester/KWI/07.08.24



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