



Symonds  
& Sampson

# Caters Place

Dorchester, Dorset



# 5 Caters Place

Dorchester, Dorset  
DT1 1YB

A rare opportunity to acquire a three bedroom detached house enjoying an enviable position in a quiet cul-de-sac adjacent to the picturesque river Frome within just a short walk of the town centre.



- Detached House
- Three double bedrooms
- Two receptions rooms
- Open views from the first floor
  - Wrap-around garden
  - Single garage
- Enviably position in a quiet cul-de-sac
  - No forward chain

Guide Price £450,000

Freehold

Dorchester Sales  
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## THE PROPERTY

Caters Place enjoys a desirable position in a quiet cul-de-sac, nestled beside the picturesque River Frome and just a short walk from the town centre.

Upon entering, a porch leads into the entrance hall, where a convenient WC is located. The sitting room is dual-aspect, allowing natural light to flood the space, creating a bright and welcoming atmosphere. The kitchen is well-equipped with a range of floor and wall-mounted units and is spacious enough to accommodate a dining table and chairs. A separate utility room, located just off the kitchen, offers additional storage and space for white goods. Completing the ground floor is a well-proportioned dining room.

Upstairs, the first floor has three double bedrooms, all of which enjoy pleasant views over the surrounding countryside, along with a family bathroom.

## OUTSIDE

A low-maintenance patio wraps around the house, leading to a sloping lawned garden. To one side of the property, a walled courtyard garden provides a private area and features two handy storage cupboards. The property also benefits from a single garage.

## SITUATION

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.

Nearby Brewery Square 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. The Dorset County Hospital is nearby.

Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

## DIRECTIONS

what3words///runs.follow.studs

## SERVICES

Mains gas, water, electricity and drainage are connected.  
Gas-fired 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 property falls within a conservation area.





# Caters Place, Dorchester

Approximate Area = 1649 sq ft / 153.1 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 175 sq ft / 16.2 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 1857 sq ft / 172.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1255873



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