



Symonds
& Sampson

Underhill

Cheselbourne, Dorchester, Dorset

Underhill

4 Orchard Close, Cheselbourne,
Dorchester, DT2 7RU

A well-presented bungalow with a delightful, secluded garden, situated in this charming mid-Dorset village. Offering three bedrooms, two conservatories and a detached garage, all within just under a 1/4 of an acre.



- Detached bungalow
- Air source heating
- Detached garage
- Two conservatories
- En suite shower room
- Established garden
- Village setting

Guide Price £525,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Accessed via double gates and a gravel driveway, Underhill is nestled in a small close in the heart of this rural village. Well-presented throughout, the property benefits from a newly installed, efficient air source heating system, UPVC double glazing, a detached garage and ample parking.

ACCOMMODATION

The accommodation comprises an entrance hall, a sitting room with sliding patio doors leading into a spacious conservatory. The conservatory is UPVC double-glazed with a glass roof, featuring a tiled floor, radiators, and French doors that open into the garden.

The kitchen/dining room is fitted with a range of cupboards and drawers for storage, with space for a dishwasher and washing machine, an integrated fridge-freezer, and a freestanding electric range-style cooker. Ample work surfaces extend to a breakfast bar and there is an open archway leading through to the dining area.

There are three bedrooms, including a master bedroom with an en suite shower room and access to a second conservatory. Bedroom 2 is a double room and Bedroom 3

is currently arranged as a study with a fitted desk and illuminated glass display cabinets. Additionally, there is a shower room with a WC and a separate cloakroom.

OUTSIDE

The garden is particularly attractive, well-maintained and features a variety of well-stocked shrubs and flower borders. A patio adjoins the bungalow and the lawn extends along the side with access around the property. It is private, with solid boundary fencing.

SITUATION

Cheselbourne is surrounded by the picturesque Dorset countryside. The village has a thriving primary school, a pretty church and The River Arms village pub. Puddletown is about 4 miles south with a good shop/post office, modern doctor's surgery, primary and middle schools, village hall and veterinary surgery, as well as access to the A35 dual carriageway.

Dorchester, the county town, is approximately 8 miles away with a comprehensive range of facilities, including the Dorset County Hospital and mainline station on the London Waterloo line.

There are numerous footpaths and bridleways nearby, offering excellent opportunities for walking and riding over the rolling open countryside.

DIRECTIONS

Whats3words///skips.vast.jolt

SERVICES

Mains electric, water and private drainage.
Air source heating.

Broadband - Ultrafast speed available

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

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

MATERIAL INFORMATION

Please note that this property is of non-standard construction.



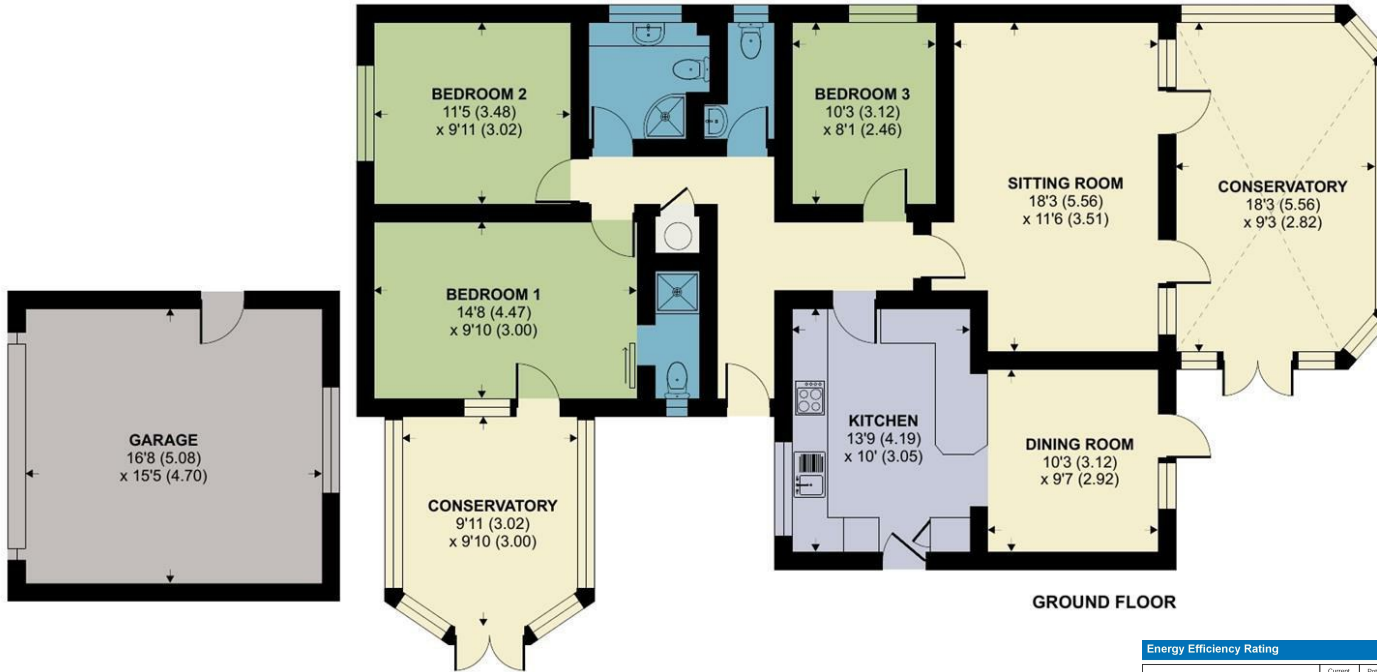
Orchard Close, Cheselbourne, Dorchester

Approximate Area = 1452 sq ft / 134.8 sq m

Garage = 258 sq ft / 24 sq m

Total = 1710 sq ft / 158.8 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). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1174919



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Dorchester/SXP/19.03.25



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
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 or 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