



Symonds
& Sampson

10 Earl Close

Dorchester, Dorset

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Dorchester, Dorset
DT1 1DY

A modern and beautifully presented four-bedroom townhouse, featuring an en-suite and allocated parking. Ideally located in a small, quiet close within easy reach of the town centre.



- Spacious town house
- Quiet location close to town
- Excellent order throughout
 - Separate utility room
 - Master en-suite
 - Off-road parking
 - Pretty rear garden

Guide Price £395,000

Freehold

Dorchester Sales
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THE PROPERTY

This four-bedroom townhouse is conveniently located in a small close, just a short distance from the town centre, the vibrant Brewery Square development, and Dorchester South train station.

ACCOMMODATION

The accommodation in brief comprises: an entrance hall with a convenient downstairs cloakroom and an understairs storage cupboard. The kitchen/dining room is a well-proportioned space, fitted with a stylish cream cabinets offering ample cupboards and drawers, work surfaces with inset sink and drainer, an integrated double oven, gas hob, and dishwasher, as well as space for a fridge/freezer. A wall-mounted gas boiler is also housed here. There is plenty of room for a dining table and chairs, with French doors opening out to the garden.

On the first floor, you will find a bright and comfortable living room with TV aerial connection. Bedroom 1 is a generous double room featuring fitted wardrobes and an en suite shower room with contemporary fittings.

The second floor offers two further double bedrooms (Bedrooms 2 and 3), a single bedroom (Bedroom 4) and a modern family bathroom.

The house is light and bright throughout with a tasteful interior. Additional benefits include UPVC double glazing, gas-fired central heating and allocated parking. The garage has been partially converted to create a useful utility room with space and plumbing for a washing machine and tumble dryer, while the front section remains a handy storage area.

OUTSIDE

At the front of the property, there is an allocated parking space, a small garden area, and a front porch with an external storage cupboard.

The rear garden is beautifully maintained, featuring a patio area adjoining the house, well-stocked flower borders, and a pathway leading to a decked seating area with a pergola. The garden also includes a variety of mature shrubs and a rear access gate.

SITUATION

Earl Close is located on the eastern fringe of Dorchester and lies within the catchment area for several highly regarded schools.

The town centre is just a short distance away and offers an excellent selection of shops, restaurants, and leisure facilities, including the popular Brewery Square development.

Dorset County Hospital is based in the town, and both Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads, respectively.

Dorchester also boasts a range of sports clubs, including cricket, rugby, football, tennis, and golf. The surrounding countryside offers an extensive network of footpaths and bridleways, ideal for walking, cycling, and horse riding. Just a few miles to the south lies the breathtaking Jurassic Coast, renowned for its sandy beaches, coastal walks, and opportunities for water sports.

DIRECTIONS

What3words///likes.ankle.plod

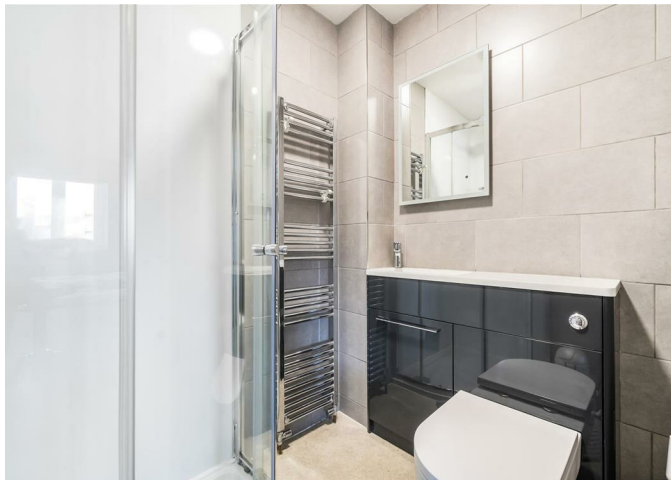
SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating.

Broadband - Ultrafast speed available

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

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





Earl Close, Dorchester

Approximate Area = 1230 sq ft / 114.2 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

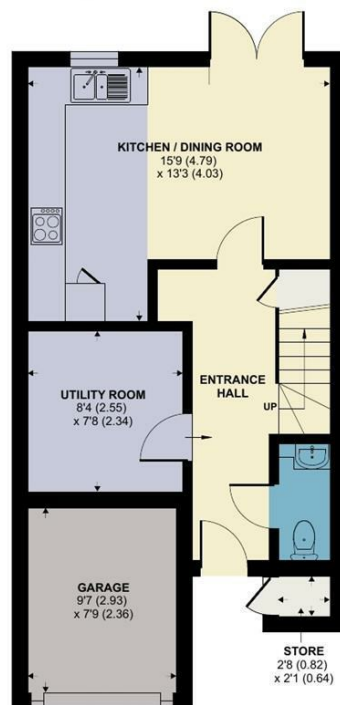
Garage = 74 sq ft / 6.8 sq m

Outbuilding = 6 sq ft / 0.5 sq m

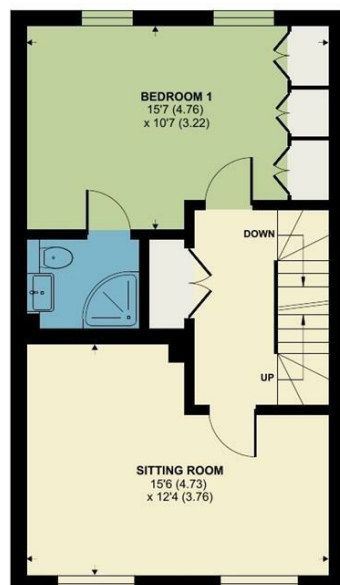
Total = 1350 sq ft / 125.4 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR

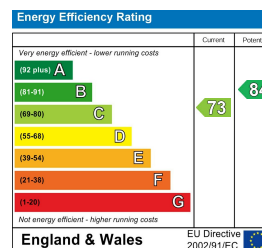


FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Symonds & Sampson. REF: 1282354



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