



Symonds
& Sampson

24 North Street
Charminster, Dorchester, Dorset

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Charminster, Dorchester
Dorset, DT2 9QZ

Charming four-bedroom village home with character features, gardens, parking, and use of a nearby private allotment by separate negotiation.



- Popular village setting
- Near historic Dorchester town
- Charming fireplaces, wood-burning stove
 - Four bedrooms, study area
 - Courtyard and raised gardens
 - Private off-road parking

Guide Price **£365,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Situated in a popular village close to the county town of Dorchester. This charming home is well presented. Deceptively spacious, it offers well-proportioned rooms and a wealth of character features, creating a warm and inviting family home.

ACCOMMODATION

Inside, the accommodation is full of charm and character. An inner porch opens into a spacious living room that spans the width of the property, featuring a chimney breast with exposed brickwork, a raised hearth, and a cosy wood-burning stove with a back boiler. A second fireplace, wood flooring, TV point, and sash-style windows with wooden shutters add to the room's appeal.

The inner hallway, with its flagstone flooring and useful under-stairs storage, leads to a separate dining room with wooden flooring, wall lighting, and a Velux roof window provides natural light.

The kitchen is fitted with vibrant pink and green units, offering excellent storage and workspace along with room for an oven and white goods. A characterful exposed brick chimney houses a gas-fired Rayburn, which provides hot water and central heating. The tiled flooring completes this practical yet distinctive space. The kitchen leads to the outside patio area offering versatility for summer dining.

The first floor includes three double bedrooms and a well-appointed family bathroom featuring a bath with mixer tap and shower attachment, heated towel rail, and a fully tiled finish. An airing cupboard houses the hot water tank and immersion heater, providing flexible hot water options throughout the year. From the landing, stairs lead up to a

study area and fourth bedroom, both enjoying vaulted ceilings, Velux roof windows, built-in storage, and additional eaves space.

Further benefits include a fully tiled ground-floor toilet, gas central heating with flexible electric or wood-burning options, and convenient off-road parking.

OUTSIDE

Outside, the property features a south-facing walled courtyard garden with a side gate and outside tap. Wooden steps lead to a recently re-seeded raised garden, perfect for relaxing or entertaining, with a garden shed, outside tap, power point, and feature stone walls.

SITUATION

The property is located in the picturesque village of Charminster which is home to a first school, two pubs, a pretty Norman church and a village hall.

Charminster is just a couple of miles from Dorset's historic county town, Dorchester, which has many restaurants, over 400 shops, various leisure facilities, a number of highly regarded schools and the renowned Dorset County Hospital. A regular bus service operates through the village of Charminster and Dorchester provides rail links to London Waterloo and Bristol Temple Meads.

There are numerous sporting facilities and leisure pursuits in the area including Golf at Dorchester (Came Down), Sherborne and Yeovil. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports. The Iron Age hill-fort of Maiden Castle is just four miles from Charminster and boasts breathtaking views of the countryside.

DIRECTIONS

What3words:///engineers.fetching.hook

SERVICES

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

Broadband - Superfast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

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

AGENT'S NOTES

The current occupiers benefit from sole use of a large private allotment within close vicinity to the property. This is available under separate negotiation. Ask the agent for further details.

The Rayburn is in good working order but has not been formally serviced, as engineers are unable to certify it under current regulations due to insufficient ventilation (the two open chimney flues in the adjacent room do not meet the required specification). No remedial works have been undertaken, as the system remains operational and has not required repair.

It is understood that the mains stopcock for the two adjoining properties is located within this property and there is access available.

The property falls within a conservation area.





Charminster, Dorchester

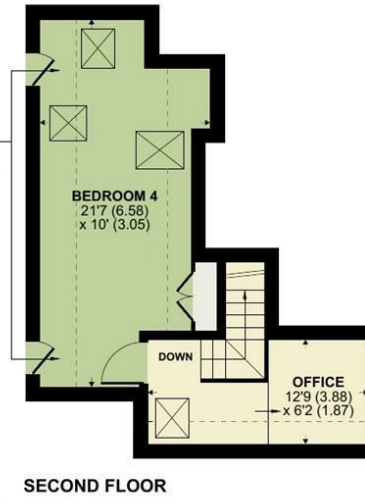
Approximate Area = 1366 sq ft / 126.9 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

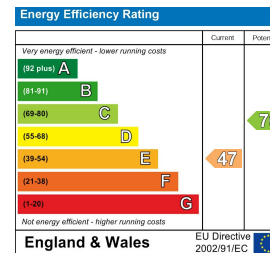
Total = 1461 sq ft / 135.7 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1363890



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01305 261008

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



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