



Symonds
& Sampson

8 Culliford Court

Culliford Road North, Dorchester, Dorset

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Culliford Road North, Dorchester
Dorset, DT1 1US

A ground floor retirement apartment in a popular McCarthy & Stone development, offering level access, communal gardens and no onward chain, ideally located close to Dorchester town centre.



- Over 55s retirement apartment
 - No onward chain sale
- Ground floor with level access
- McCarthy & Stone development
 - Door to communal gardens
- One double bedroom, fitted wardrobes
 - Bright spacious sitting room
 - Near to town centre

Guide Price **£130,000**

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

This ground floor retirement apartment forms part of a popular McCarthy & Stone development for the over 55s and is offered for sale with no onward chain. Conveniently positioned close to Dorchester town centre, residents benefit from a range of excellent communal facilities including an on-site House Manager, 24-hour Careline system, residents' lounge, laundry room, guest suite, residents' parking and attractive communal gardens.

The apartment enjoys level access and offers well-proportioned accommodation throughout. An entrance hall provides access to all principal rooms and incorporates a useful storage cupboard. The sitting room is a bright and spacious reception room with ample space for both sitting and dining furniture, and benefits from a door giving direct access onto the communal gardens. Adjoining the sitting room is a separate kitchen, fitted with a range of wall and base units, work surfaces and space for appliances.

The double bedroom is particularly generous in size, extending to over 18 feet in length, and benefits from fitted wardrobes. Completing the accommodation is the bathroom, which is fitted with a panelled bath with shower over, wash hand basin and WC.

Further benefits include UPVC double glazing and electric heating throughout, making this an ideal low-maintenance home within a friendly and well-established retirement community.

OUTSIDE

Residents can enjoy the use of the well-maintained communal gardens, which feature sweeping areas of lawn, mature flower borders, small boundary trees and pleasant patio seating areas.

Parking is available by way of a licence issued by FirstPort at a cost of £250 per annum.

SITUATION

Dorchester offers an excellent range of shopping, dining and leisure facilities, with a variety of cafés, restaurants and everyday amenities all within easy reach, particularly around the town centre and the Brewery Square development. The town provides a welcoming and convenient setting for day-to-day living, with everything close at hand.

It is also well served for healthcare and transport, with Dorset County Hospital situated nearby and both Dorchester South and Dorchester West stations providing regular mainline services to London Waterloo and Bristol Temple Meads respectively, making the area well connected for visiting family and wider travel.

Surrounding Dorchester is some of Dorset's most attractive countryside, with a network of scenic footpaths and bridleways offering lovely walks. The nearby Jurassic Coast is within easy reach, providing stunning coastal scenery, beaches and opportunities to enjoy the outdoors at a relaxed pace.

DIRECTIONS

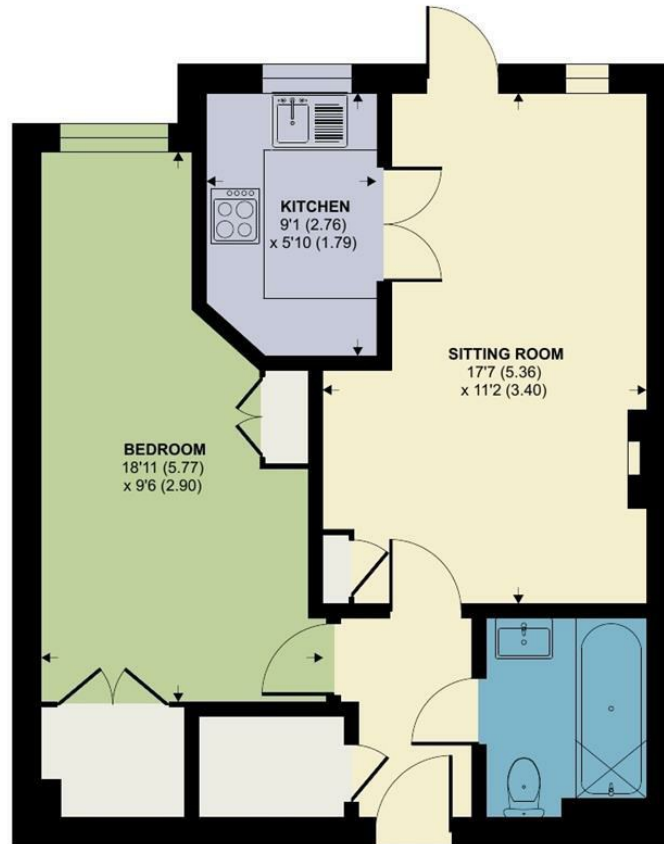
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Culliford Road North, Dorchester

Approximate Area = 508 sq ft / 47.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1473391



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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		

SERVICES

Mains electricity, water and drainage.
Night storage heating.

Broadband - Ultrafast 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: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease Details

125 year lease from 1st November 2006 (105 years remaining). Occupiers must be aged 55+ years. Pets may be considered with prior permission from FirstPort Property Management.

Service Charges

We have been advised that service charges are payable half-yearly, with the most recent payments being £2,085.35 for the period 01/03/2026-31/08/2026 and £2,099.43 for 01/09/2025-28/02/2026. These charges include buildings insurance, water rates, laundry facilities, communal amenities, buggy charging, and external window cleaning. The ground rent is £460.00 per annum. Both service charges and ground rent are payable bi-annually in March and September.

Please note that the landlord takes 1% of the property sale price on sale.

Photographs were taken in June 2026.



Dorchester/SXP/08.09.2026



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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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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