

Symonds
& Sampson

6 Hornbeam Road

Charlton Down, Dorchester, Dorset

6 Hornbeam

Hornbeam Road, Charlton Down
Dorchester, Dorset
DT2 9FD

A detached family home offering spacious, flexible accommodation, double garage, secure gated parking and a low-maintenance garden, set opposite the village green in Charlton Down.



- Built 2002, spacious detached home
- 4/5 bedrooms with three well-appointed bathrooms
 - South-facing garden with patio and lawn
 - Overlooking village green and countryside
- Edge-of-village setting with peaceful surroundings
 - Spacious family kitchen and dining area
 - Utility room plus additional downstairs WC
 - Double garage and gated driveway parking
 - Bright dual-aspect flexible living spaces

Guide Price **£615,000**

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

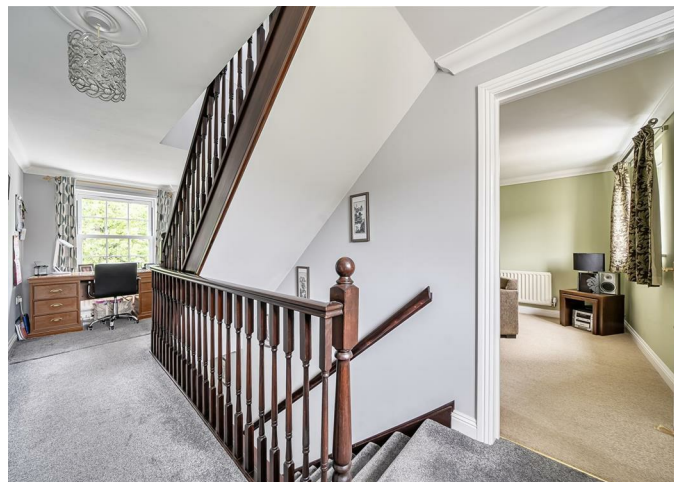
Built in 2002, this generous detached home is beautifully presented throughout and occupies an edge-of-village position overlooking a green, with open countryside beyond and excellent walking directly from the doorstep.

The light-filled and flexible accommodation benefits from predominantly dual-aspect rooms. There are two spacious reception rooms spanning the full depth of the property: one on the ground floor, currently arranged as a sitting room/dining room with French doors opening to the garden, and a similarly sized room on the first floor, ideal as a sitting room, playroom or fifth bedroom.

The triple-aspect kitchen/breakfast room is well appointed with stylish cabinetry, work surfaces with matching upstands, and integrated appliances including a double oven, large gas hob with extractor, and dishwasher, together with space for an American-style fridge/freezer. The dining area enjoys views over the green. A utility room provides space and plumbing for laundry appliances, houses the gas boiler and offers access to the garden, alongside an under-stairs cupboard and cloakroom.

On the first floor, the landing provides space for a study area. There is also a double bedroom with fitted wardrobes, a modern shower room, and the additional reception room.

The second floor includes a linen cupboard and access to the loft. The principal bedroom is a generous double with en-suite shower room, accompanied by two further double bedrooms, each with fitted wardrobes, and a family bathroom fitted with a bath.





OUTSIDE

The enclosed south-facing rear garden is simply landscaped, with a patio adjoining the house providing an ideal space for outside dining, and an area of lawn extending to a timber summer house/garden room. A garden shed is discreetly positioned behind the garage. To the side, a gate gives access to the parking area, and there is the benefit of an outside tap and lighting.

The double garage offers useful eaves storage, with a door to the garden, power and light, and a single wide up-and-over door. In front, a tarmac driveway provides parking for several vehicles, securely enclosed by double timber gates.

SITUATION

Set approximately four miles north of Dorchester, Charlton Down is a peaceful village nestled in open countryside. The village itself is free from through traffic, with a shop, a splendid village hall, a gym, cricket pitch, and tennis courts available for residents.

The county town of Dorchester is close by, offering a wide range of amenities including shops, cafés, restaurants, and leisure facilities. Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads. The town is also home to several highly regarded schools and the renowned Dorset County Hospital.

For those who enjoy the outdoors, Charlton Down is perfectly positioned with excellent footpaths and bridleways across the surrounding countryside.



DIRECTIONS

what3words:///leaned.sharpness.perfected

SERVICES

All main services are connected.
Gas-fired central 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: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Meadfleet Charges for the management of all communal green spaces and roads, paid bi-annually. Jan/Feb 2026 = £133.53 and July/Aug 2025 = £105.34.

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

82

74

Hornbeam Road, Charlton Down, Dorchester

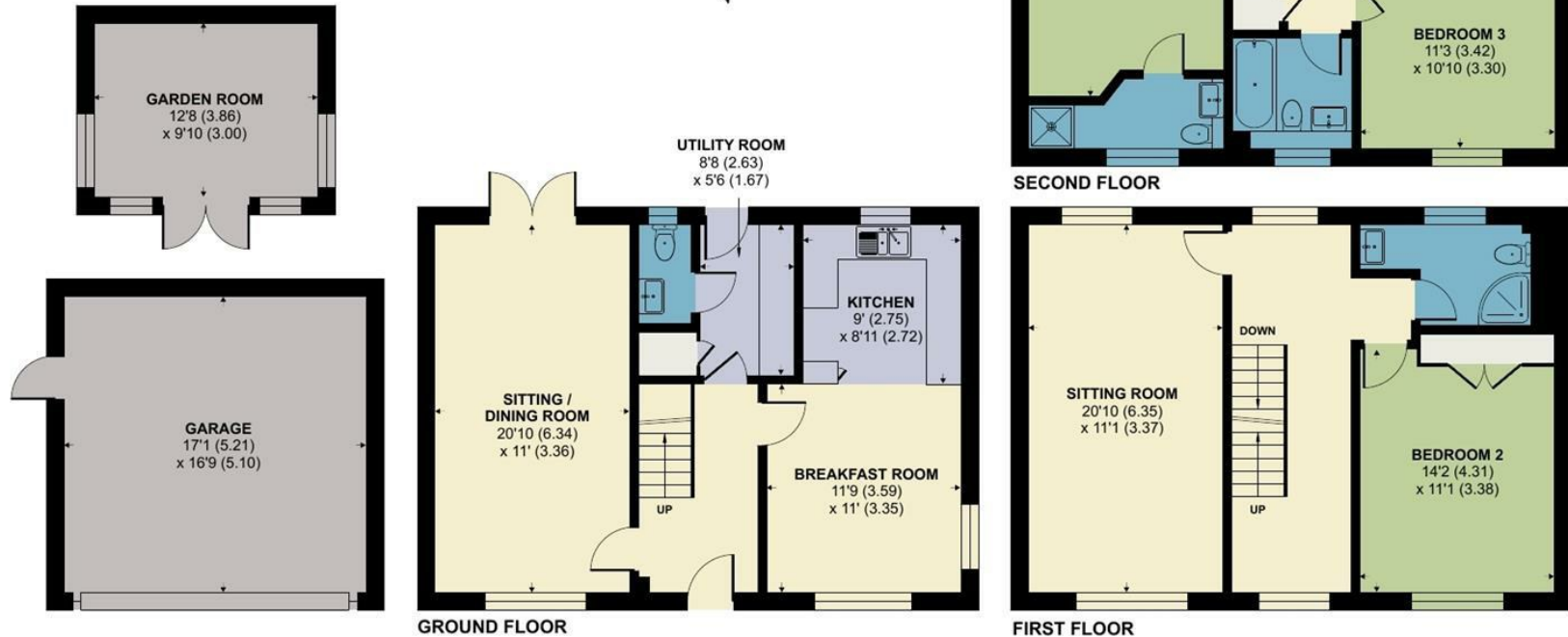
Approximate Area = 1854 sq ft / 172.2 sq m

Garage = 286 sq ft / 26.5 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 2265 sq ft / 210.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Symonds & Sampson. REF: 1452296



Dorchester/KWI/08.05.2026



naei | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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 of 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