



Symonds
& Sampson

3 Sheridan Rise

Charminster, Dorchester, Dorset

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Charminster, Dorchester
Dorset, DT2 9GA

A stylish four-bedroom detached home, built in 2024, backing onto open fields and conveniently located near Dorchester.



- Built in 2024
- NHBC building warranty
- Backing onto open fields
- Stylish kitchen with integrated appliances
 - Sitting room with French doors
- Detached garage and driveway parking
- Convenient location near Dorchester
 - Rear garden with patio

Offers In Excess Of **£525,000**

Freehold

Dorchester Sales
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THE PROPERTY

This modern detached village home was built in 2024 by Wyatt Homes and is conveniently situated on the edge of the development, backing onto open fields. The property enjoys easy access to the A37, providing excellent links to Dorchester (approximately 2 miles) and Yeovil (approximately 18 miles), while a nearby play park and attractive country walks are just a few minutes' walk away.

Beautifully finished throughout, the house offers light, spacious and stylish accommodation. The ground floor comprises a welcoming entrance hall and a generous kitchen/dining room fitted with a comprehensive range of cupboards and drawers, ample work surfaces with matching upstands and a sink. The kitchen is equipped with a full suite of NEFF appliances, including an integrated induction hob with extractor hood, double oven, fridge/freezer and dishwasher. Karndean-style flooring runs throughout the space, which offers ample room for a dining table and chairs, a TV point, and French doors opening onto the garden.

The sitting room is well proportioned and features a freestanding media wall, an understairs storage cupboard and French doors leading into the garden. A separate utility room provides space and plumbing for a washing machine, additional storage and a sink, while a downstairs cloakroom completes the ground floor.

To the first floor are four bedrooms, all benefitting from TV points. The principal bedroom features a built-in double wardrobe and an

en-suite shower room. Bedrooms two and three are both doubles, while bedroom four is a generous single. The family bathroom is tastefully tiled and fitted with modern sanitary ware, including a bath with shower and screen, wall-hung vanity basin and WC. Both the bathroom and en-suite include heated towel rails and contemporary demister mirrors with integrated shaving sockets.

The property is further enhanced by oak veneer internal doors, USB charging ports to selected sockets throughout, and a modern boiler and water cylinder providing ample hot water for family living. Outside, there is a detached garage with power and light, along with driveway parking for multiple vehicles.

OUTSIDE

To the front, the garden is laid to lawn with attractive shrub borders and a pathway leading to a covered entrance porch.

The rear garden is a good size, where open country views and evening sunsets can be enjoyed from the patio area. Mainly laid to lawn, the garden is enclosed by close-board fencing with a side access gate and further benefits from an outside tap and wall-mounted lighting.

SITUATION

The property is located in Charminster Farm on the outskirts of the picturesque village of Charminster which is home to a first school, shop/sub post office, two pubs, a pretty Norman church and village hall.

Charminster lies about 1.5 miles to the north of Dorset's historic county town, Dorchester, which has an excellent range of shops, various leisure facilities, a number of highly regarded schools and 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.

DIRECTIONS

What3words///archives.lightens.pickle

SERVICES

Mains water, gas, electricity and drainage are connected. Gas 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

There is a maintenance charge for the cost of common areas of £219 per annum.



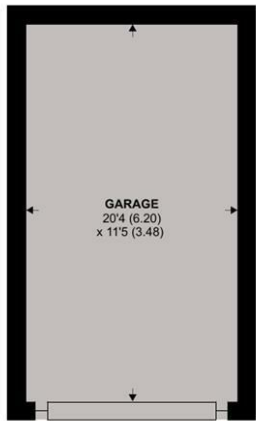
Sheridan Rise, Charminster, Dorchester

Approximate Area = 1354 sq ft / 125.7 sq m

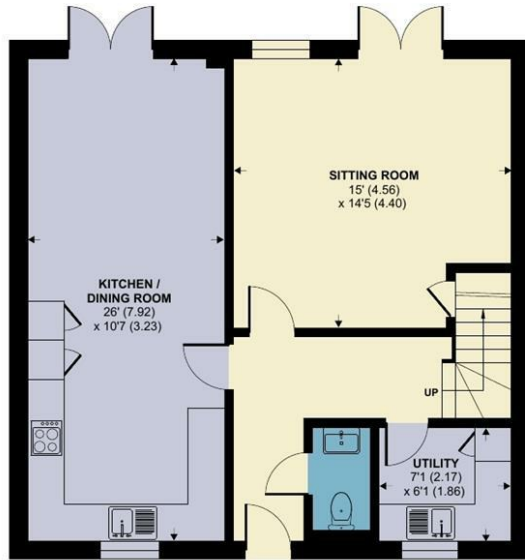
Garage = 232 sq ft / 21.5 sq m

Total = 1586 sq ft / 147.2 sq m

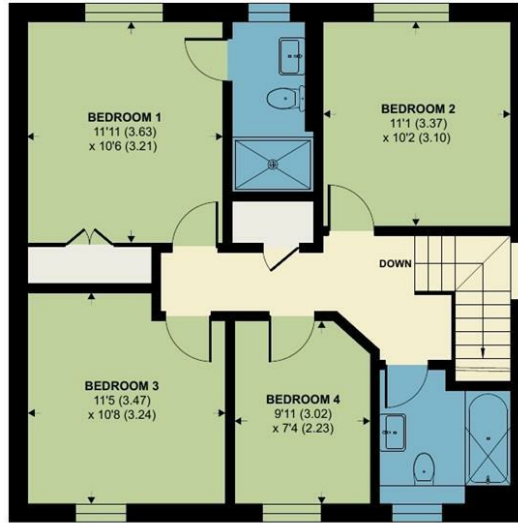
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

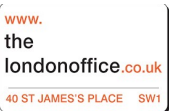


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1407554



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	95
(81-91)	B		
(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/20.03.2026 rev



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