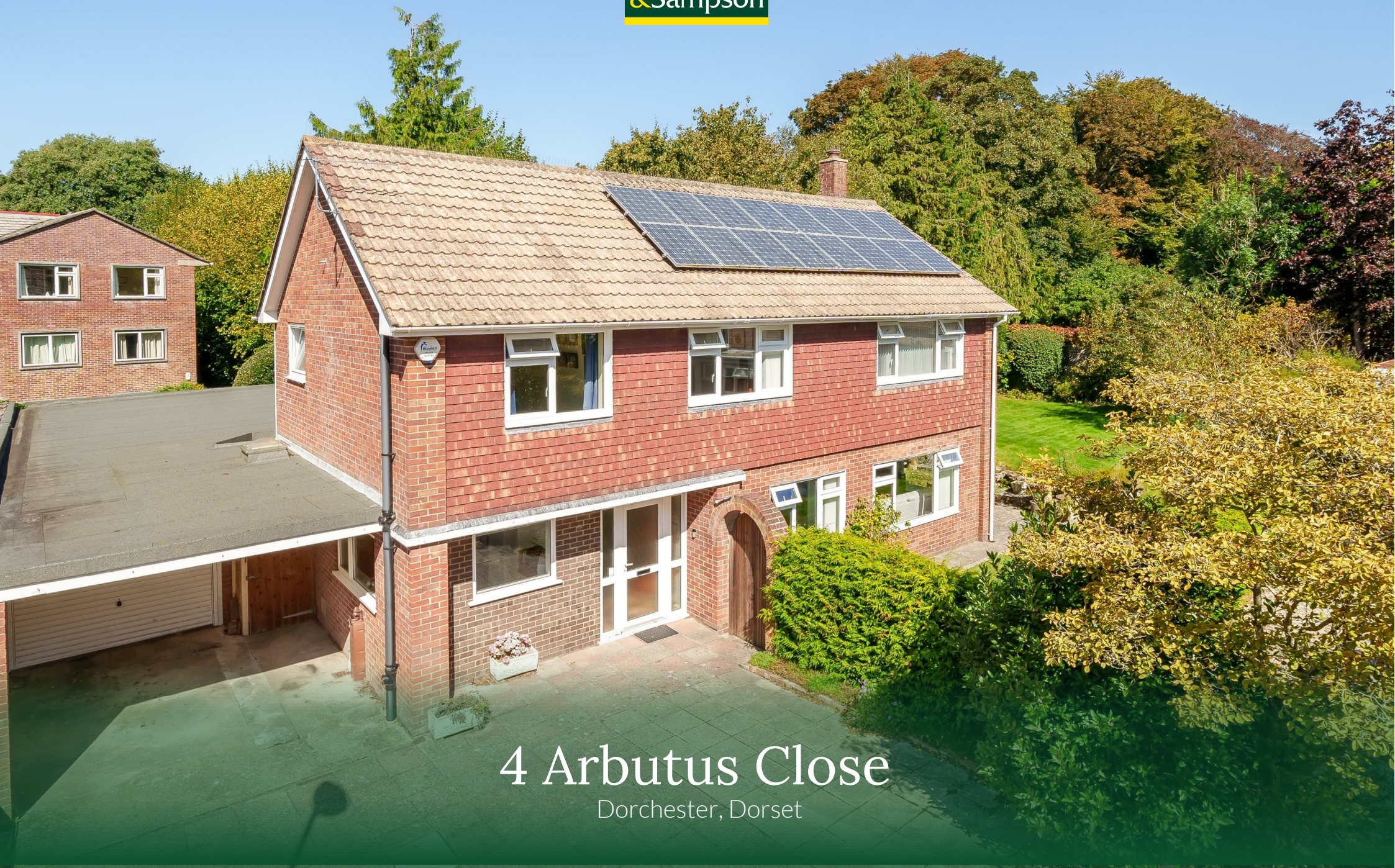




4 Arbutus Close

Dorchester, Dorset

4 Arbutus Close

Dorchester, Dorset
DT1 1PZ

A delightful link-detached house nestled within a cul-de-sac in the heart of Dorchester Town.

Four bedrooms, en suite, two reception rooms, well-maintained garden and large garage approx. 640 sq.ft.



- Four-bedroom link-detached house
- Two well-proportioned reception rooms
 - Triple-aspect sitting room
 - Master bedroom with en suite
- Well-maintained wrap-around garden
 - Large garage approx. 640 sq. ft.
- Cul-de-sac location in the heart of town

Guide Price **£750,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

A delightful link-detached house nestled within a cul-de-sac in the heart of Dorchester Town. Offering a perfect blend of modern comfort and classic charm, this property boasts a spacious layout and an inviting atmosphere.

Upon entering, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a modern, well-equipped kitchen, providing a seamless blend of functionality and style. The dining room creates a perfect space for family meals and entertaining.

Flowing from the dining area, is the triple aspect sitting room. Filled with natural light, this room exudes warmth and comfort, accentuated by a gas fire, making it an ideal space to unwind and relax. A set of double doors open out to the garden.

Completing the ground floor is a useful modern cloakroom with wc.

From the entrance hall stairs rise to the first floor, where you will find four good sized bedrooms. The master bedroom boasts the added convenience of fitted wardrobes and an en suite shower room. Additionally, a modern family bathroom with white suit comprising: wc, hand wash basin, bath and separate walk-in shower completes the first floor accommodation.

OUTSIDE

Stepping outside, the property reveals a well maintained wrap-around garden, predominantly laid to lawn and partly enclosed by a charming wall. This outdoor space presents an ideal setting for outdoor activities, relaxation, or gardening enthusiasts.

To the front of the property, a driveway leads to a spacious garage spanning approximately 640 sq ft. This expansive space presents an exciting opportunity for conversion into a self-contained annex, subject to obtaining the necessary planning permissions, offering versatility and potential for additional living space or guest accommodation.

SITUATION

The county town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama,

Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers.

Dorset County Hospital is within easy reach as are Dorchester South and West train stations both providing services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

[what3words///meant.juggled.library](https://www.what3words.com/mean/juggled.library)

SERVICES

Mains gas, electricity, water and drainage.
Gas fired central heating.
Solar PV.

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

The property falls within a conservation area.
Photographs were taken in August 2023.



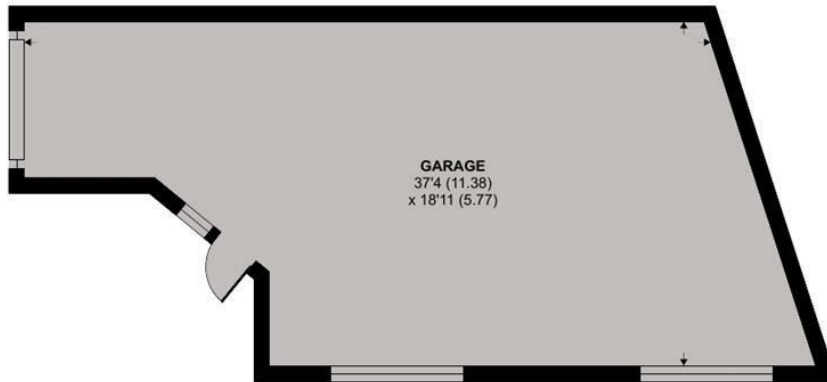
Arbutus Close, Dorchester

Approximate Area = 1723 sq ft / 160 sq m

Garage = 641 sq ft / 59.5 sq m

Total = 2364 sq ft / 219.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 1029218



Dorchester/ATR/10.08.2026



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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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