



Symonds
& Sampson

11 Earl Close
Dorchester, Dorset

11 Earl Close

Dorchester, Dorset
DT1 1DY

A spacious four-bedroom townhouse close to Dorchester town centre, with garage and parking. Offered for sale with vacant possession and no onward chain.



- Modern townhouse
- Quiet close location
- En suite to master bedroom
- Off-street parking and garage
 - Spacious conservatory
- Rear access and low-maintenance garden
 - Downstairs cloakroom
 - Close to town centre

Guide Price **£390,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

This four-bedroom townhouse is conveniently situated in a quiet close, just a short distance from the town centre, the vibrant Brewery Square development, and Dorchester South railway station.

Arranged over three floors, the ground floor includes an entrance hall with a downstairs cloakroom. There is useful storage and coat-hanging space beneath the stairs, and opposite this an alcove with lighting, additional storage space, and a cupboard below.

The kitchen/dining room is a well-proportioned and well-equipped space, featuring a range of cupboards and drawers, work surfaces with an inset sink and drainer, and a gas-fired range cooker with electric oven. The room comfortably accommodates a dining table and chairs and benefits from French doors opening into the spacious conservatory, which in turn has French doors leading out to the rear garden. There is space and plumbing for a dishwasher and washing machine, both of which may remain if required, along with ample space for a tall freestanding fridge freezer. A wall-mounted gas boiler is also located here.

On the first floor, there is a bright and comfortable living room positioned at the front of the property, along with the main bedroom to the rear, which benefits from an en suite shower room.

The second floor provides two further double bedrooms (Bedrooms Two and Three), both with built-in wardrobes, a single bedroom (Bedroom Four), and a family bathroom fitted with a white suite.

OUTSIDE

To the front of the property are brick-built raised flower borders and an off-street parking space positioned in front of the garage.

The rear garden is designed for low maintenance and features patio seating areas, gravelled sections, and a timber deck (currently in need of replacement). A pedestrian gate provides useful rear access.

SITUATION

Earl Close is conveniently located on the eastern edge of Dorchester, within the catchment for several well-regarded schools. The town centre is close by, offering a wide selection of shops, cafés, restaurants and leisure facilities, including the popular Brewery Square.

Dorchester benefits from mainline rail links to London Waterloo and Bristol, while Dorset County Hospital is conveniently located approximately a 15–20 minute walk away. A variety of sports clubs are available locally, while the surrounding countryside and nearby Jurassic Coast provide wonderful opportunities for walking, cycling, coastal exploration and outdoor pursuits.





Earl Close, Dorchester

Approximate Area = 1232 sq ft / 114.4 sq m

Limited Use Area(s) = 71sq ft / 6.5 sq m

Outbuilding = 5 sq ft / 0.4 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1446 sq ft / 134.1 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). © ncheom 2026. Produced for Symonds & Sampson. REF: 1404447



DIRECTIONS

What3words:///likes.ankle.plod

SERVICES

Mains gas, electric, water and drainage 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: D (Dorset Council - 01305 251010)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	64	80
	EU Directive 2002/91/EC	

Dorchester/KWI/30.01.2026



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 or 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