



Symonds
& Sampson

24 Artisan Drive
Charminster, Dorchester, Dorset

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Charminster, Dorchester
Dorset, DT2 9FY

A stylish four-bedroom home overlooking green space on a quiet spot in a sought-after development close to Dorchester.



- Garage and further off-street parking
- Remainder of a Premier 10-year building warranty
- High-quality interior by award-winning Wyatt Homes
 - Low-maintenance garden
- Open aspect to the front overlooking the village green and balancing pond
 - Separate study or snug
- Spacious open-plan kitchen/dining room
- Rear garden enjoying the evening sun
- Quiet position on a no through road
 - No onward chain

Guide Price **£635,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Situated in a desirable position overlooking one of the village's green spaces, this modern and well-proportioned four-bedroom home offers bright, airy accommodation ideal for family living.

Built by award-winning Wyatt Homes in 2024, the property benefits from a high-quality specification throughout and the remainder of a 10-year new homes warranty.

The ground floor comprises a welcoming entrance hall with cloakroom WC and under-stairs storage, a front-facing study/snug, and a spacious rear living room with French doors opening onto the garden. The impressive open-plan kitchen/dining room spans the full depth of the house and features quartz worktops, Amtico flooring, soft-close cabinetry and integrated Neff appliances, including a double oven, induction hob, fridge/freezer and dishwasher. A separate utility room provides additional storage and side access.

Upstairs, there are four double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, and a second bedroom also benefiting from an en-suite.

Bedrooms two and three include built-in storage. The family bathroom and en-suites are finished with Porcelanosa tiling, chrome fittings and heated towel rails.

OUTSIDE

The property is set back from the road with attractive flower borders and a small area of lawn to the front.

The low-maintenance rear garden is neatly turfed and features a patio, ideal for outdoor entertaining, along with an outside tap and gated side access to the parking area.

A private driveway and single garage with power provide secure parking, with a resin-bonded driveway to the front offering additional off-road parking.

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///supported.string.island

SERVICES

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

Broadband - Ultrafast broadband is available

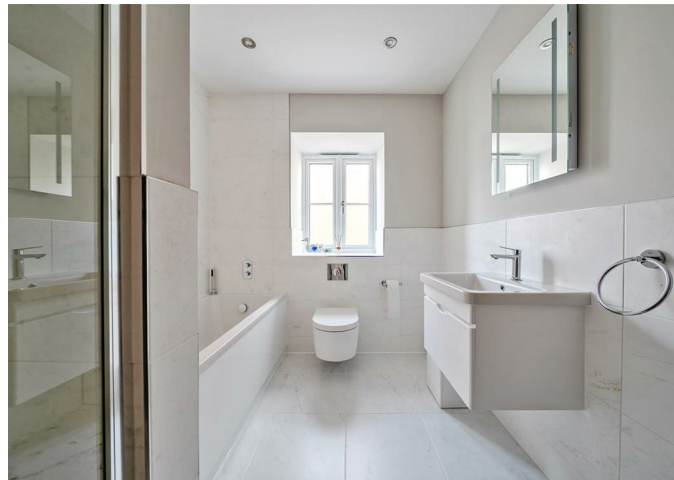
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

(<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

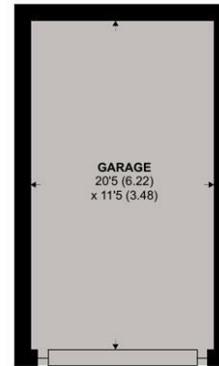
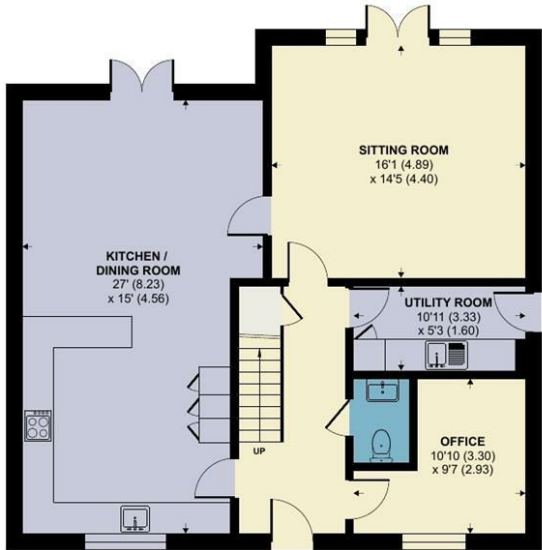
MATERIAL INFORMATION

There is a maintenance charge for the cost of common areas of £200 per annum.



Artisan Drive, Charminster, Dorchester

Approximate Area = 1788 sq ft / 166.1 sq m
 Garage = 233 sq ft / 21.6 sq m
 Total = 2021 sq ft / 187.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	93
(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	



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: 1404675



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01305 261008

dorchester@symondsandsampson.co.uk
 Symonds & Sampson LLP
 9 Weymouth Avenue, Brewery Square,
 Dorchester, Dorset DT1 1QR



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