

Symonds
& Sampson



1 Westleaze Close
Charminster, Dorchester, Dorset

1 Westleaze Close,

Charminster, Dorchester,
Dorset, DT2 9QA

Spacious chalet-style bungalow on a private plot with wraparound mature gardens, versatile living, sunroom, and two single garages, with scope to modernise.



- Spacious chalet-style bungalow on a private plot
- Versatile living accommodation with scope to modernise
 - Five bedrooms
- Ground-floor double bedroom with Jack & Jill shower room
 - Three reception rooms
- Sunroom overlooking the gardens
- Ample driveway parking
- Two single garages

Guide Price **£600,000**

Freehold

Dorchester Sales
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THE PROPERTY

A chalet-style bungalow set within a generous plot of mature gardens that wrap around the property, dotted with established trees and shrubs providing a wonderful sense of privacy and seclusion.

The property backs onto open fields and benefits from a secure driveway, ample parking, and two single garages.

The accommodation offers spacious and flexible living, with scope for modernisation and personalisation. The entrance porch opens into a welcoming hallway leading to the principal reception rooms. The double-aspect sitting room features an open fireplace and enjoys a lovely outlook, with sliding doors opening into the sunroom, which overlooks the gardens.

The kitchen/breakfast room is fitted with a range of wall and base units, with space for appliances and room for a breakfast table. Adjacent is the dining room, which offers the potential to combine with the kitchen to create a larger open-plan space if desired.

Also on the ground floor is a generous double bedroom with fitted wardrobes, served by a Jack & Jill shower room, which also provides access from the hallway.

Upstairs, there are two double bedrooms and two well-proportioned single bedrooms. The two single rooms were originally one larger bedroom and could easily be reinstated if preferred.

OUTSIDE

The wonderful gardens are a particular feature of the property - mainly laid to lawn with mature trees, shrubs, and deep flower borders. A paved terrace adjoins the rear of the house, with a pathway that continues around the property. The driveway provides ample parking and leads to the two single garages.





SITUATION

The property is located in the picturesque village of Charminster which is home to a first school, two pubs, a pretty Norman church and a village hall.

Charminster is just a couple of miles from Dorset's historic county town, Dorchester, which has many restaurants, over 400 shops, various leisure facilities, a number of highly regarded schools and the renowned 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.

There are numerous sporting facilities and leisure pursuits in the area including Golf at Dorchester (Came Down), Sherborne and Yeovil. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports. The Iron Age hill-fort of Maiden Castle is just four miles from Charminster and boasts breathtaking views of the countryside.

DIRECTIONS

What3words:///chicken.swimsuits.needed

SERVICES

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

AGENT'S NOTE

Tree Preservation Orders (TPOs) apply to five trees within the property boundary.



Westleaze Close, Charminster, Dorchester

Approximate Area = 2003 sq ft / 186 sq m

Garages = 405 sq ft / 37.6 sq m

Total = 2408 sq ft / 223.6 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1363898



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dorchester/ATR/01.05.2026



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