



4 Westleaze Close

Charminster, Dorchester, Dorset

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Charminster, Dorchester
Dorset, DT2 9QA

A spacious four-bedroom detached house offering scope to modernise, set on a generous plot close to Dorchester.



- No onward chain
- Generous plot size
- Great modernisation potential
 - Four double bedrooms
- Two spacious reception rooms
 - Garage and private driveway
- Close to Dorchester town centre
 - Quiet cul-de-sac location

Guide Price **£650,000**

Freehold

Dorchester Sales
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THE PROPERTY

This 1960's four-bedroom detached family home occupies a good sized plot, tucked away at the end of a small cul-de-sac within easy reach of Dorchester town centre. Offered for sale with no onward chain, the property is in good order throughout and offers excellent potential to modernise, remodel or extend (subject to the necessary planning permissions).

Enjoying an attractive outlook, the house is light and spacious, with accommodation comprising an entrance hallway with understairs cupboard, a generous sitting room featuring a chimney breast with inset electric fire and hearth, and a woodblock floor that continues through to the hallway and separate dining room.

The kitchen is fitted with a range of cupboards and drawers, along with an integrated dishwasher, double oven, electric hob, and washing machine. There are ample work surfaces, a breakfast bar, and a serving hatch. A door leads through to the utility room, which offers a sink and additional storage, while a sliding door provides access to the attached garage.

Upstairs, the landing includes a loft hatch with ladder access. There are four double bedrooms, all benefiting from fitted furniture. The family bathroom is fitted with a white suite comprising a bath, WC and pedestal basin.

Further benefits include a ground floor shower room with WC, gas central heating, uPVC double glazing, an attached garage and ample off-road parking.

OUTSIDE

The property is approached via a driveway bordered by established hedging and mature shrubs, leading to the front of the house. The front garden is predominantly laid to level lawn, complemented by mature shrubs and well-stocked flower borders. A conifer hedge runs along much of the western boundary, with access behind for maintenance.

The lawn extends to the side of the property, leading through to the rear garden, where there is a brick-built stable block currently used for storage. A pathway runs along the rear of the house to the back door, with the added benefit of an outside tap and a gate providing access around the entirety of the property.

SITUATION

The property is situated on the outskirts of the picturesque village of Charminster which is home to a first school, two pubs, a pretty Norman church and two village halls.

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 and leisure opportunities in the area, including a choice of nearby golf courses. The Jurassic Coastline lies just a few miles to the south and includes the South West Coast

Path, which stretches from Poole Harbour to Lyme Regis and beyond, offering sandy beaches, outstanding coastal walks, and a variety of water sports.

The Iron Age hill-fort of Maiden Castle, located just four miles from Charminster, provides breathtaking views across the surrounding countryside.

DIRECTIONS

What3words:///softest.spilled.minimums

SERVICES

All mains services 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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

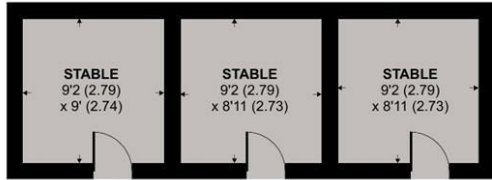
Tree Preservation Orders (TPOs) apply to a number of trees within the property boundary.
Please note the sale is subject to the grant of probate being obtained.



Westleaze Close, Charminster, Dorchester

Approximate Area = 1554 sq ft / 144.3 sq m
 Garage = 199 sq ft / 18.4 sq m
 Outbuilding = 246 sq ft / 22.8 sq m
 Total = 1999 sq ft / 185.5 sq m

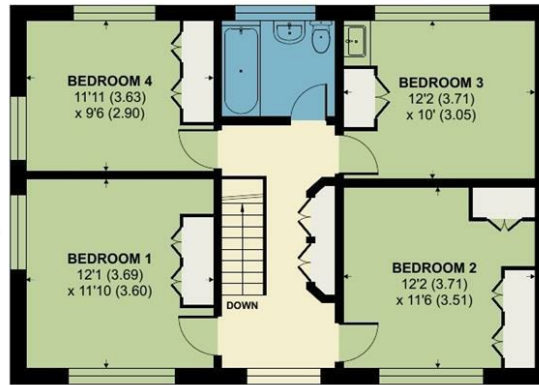
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OUTBUILDING



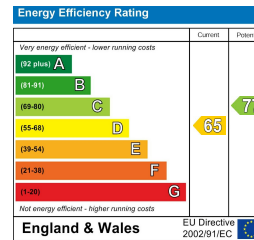
GROUND FLOOR



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: 1433054



Dorchester/SXP/16.04.2026



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