

Symonds
& Sampson



26 Casterbridge Road

Dorchester, Dorset

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DT1 2AQ

An updated detached house with 3 bedrooms and 2 bathrooms (with current planning permission to extend), located on a popular road in Dorchester town with garage and the most wonderful spacious rear garden in all 0.2 acre.



- Glorious large rear garden measuring 0.2 Acre
- Detached house on prime Dorchester location
- Planning permission for a single & double storey extension
 - Renovated throughout to an excellent standard
 - Contemporary kitchen / dining room
 - Utility room & cloakroom
 - Rear covered veranda
 - Ensuite to the master bedroom
- Generous garage and workshop (needing attention or development)
 - Driveway parking

Guide Price **£550,000**

Freehold

Dorchester Sales
01305 261008

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THE PROPERTY

A detached family house, of brick built construction under a tiled roof, with single attached garage with workshop. This bright and comfortable home has been refurbished from top to bottom by the current vendor and has the most glorious, generous rear garden.

Valid planning permission has been granted for a single storey side and rear "wrap round" extension, application no. P/HOU/2024/01886, as well as a two storey side extension and single-storey rear extension, application no. P/HOU/2022/04841.

ACCOMMODATION

The extended front porch and spacious internal hallway creates an inviting and practical entrance to the property. This area offers ample room for coats and shoes.

The sitting room features a central electric fireplace, a window overlooking the front aspect and an integrated electric cinema screen. To the rear, the open-plan kitchen and dining room offers an ideal space for family meals/entertaining, with French doors leading to a covered veranda overlooking the garden. The contemporary kitchen is thoughtfully designed, featuring intelligent storage solutions and a full range of integrated appliances, including two eye-level ovens, a gas hob with extractor, dishwasher, space for fridge and freezer. Adjacent to the kitchen is a utility room with plumbing and space for a washing machine and tumble dryer. It also houses the modern gas central heating boiler, includes a sink, provides access to the side of the property, and leads to a convenient downstairs cloakroom/WC.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from a stylish, en-suite shower room with a double shower cubicle. The family bathroom is finished to the same high standard and includes a bathtub with integrated shower.

OUTSIDE

A huge attraction of this property is the generous landscaped rear garden (in all 0.2 acre), which gently fans outwards from the house and with a fabulous back drop of greenery at the far end, giving the whole garden a wonderful sense of privacy and seclusion. Abutting the rear of the property is a covered veranda, with steps down to a patio seating area for alfresco dining. Beyond the patio are extensive gardens comprising distinct lawn areas, trees and landscaped flower borders. A garden shed gives garden storage. Side access on both sides of the house.

A garage is to the side of the house, with power, light, electrically operated door and a workshop with door onto the rear veranda. See agents note in Material Information. The front garden includes hardstanding parking for multiple vehicles.

SITUATION

The county town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, cafe/bars and cinemas in particular those at the Brewery Square development. The house falls within the catchment area of a number of highly regarded schools. 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. Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively. The A35 gives good access to Poole and Bournemouth and the cross channel ferries at Poole.

DIRECTIONS

what3words ///foster.alas.unopposed

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: D (Dorset Council - 01305 251010)

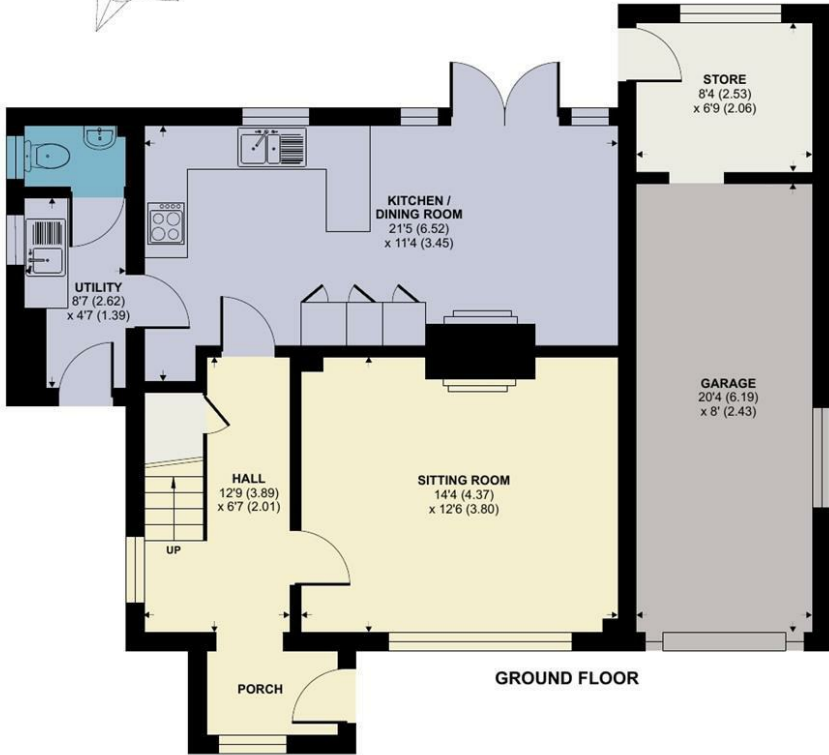
MATERIAL INFORMATION

Please note that the construction of the side garage has showed signs of settlement. The vendors have not undertaken any work to improve the construction of it, as they were considering extending. Please speak to our staff if further information is required.



Casterbridge Road, Dorchester

Approximate Area = 1073 sq ft / 99.6 sq m
 Garage = 220 sq ft / 20.4 sq m
 Total = 1293 sq ft / 120 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 2025. Produced for Symonds & Sampson. REF: 1286652



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