

Symonds
& Sampson

Deverel Road

Charlton Down, Dorchester, Dorset

22 Deverel Road,

Charlton Down, Dorchester,
Dorset, DT2 9UD

Spacious four-bedroom detached family home with three reception rooms, two en suites, south-facing walled garden, double garage and gated driveway.



- Detached family home
 - Four bedrooms
- Two en suite shower rooms
- Three reception rooms plus conservatory
 - South-facing walled rear garden
 - Gated driveway
 - Double garage
- Within easy reach of Dorchester

Guide Price **£650,000**

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

A well-presented four-bedroom detached family home, offering generous and versatile accommodation, situated in the sought-after village of Charlton Down. The property benefits from a sizeable south-facing walled garden, double garage, and ample off-road parking.

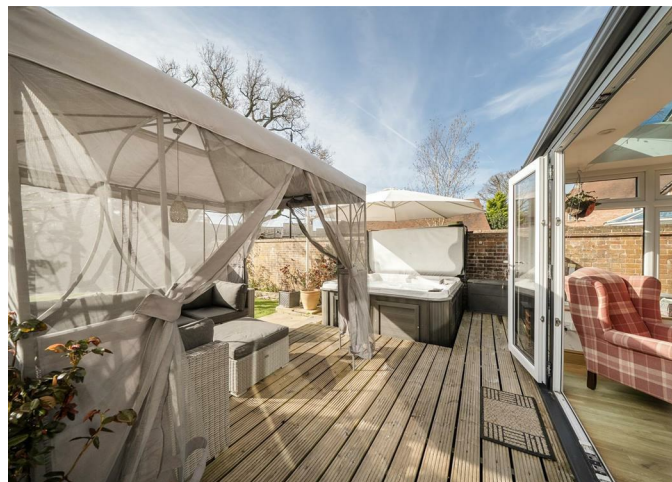
Upon entering the property, a welcoming entrance hall provides access to all principal reception rooms, the kitchen/breakfast room, and a convenient ground floor WC. The sitting room is of a particularly good size, featuring an open fireplace and double doors opening into the conservatory, which in turn enjoys further double doors leading out to a substantial decked entertaining area and the garden. To the front of the property is a useful study, perfect for home working, with a separate dining room positioned adjacent.

To the rear of the house lies a modern kitchen/breakfast room, fitted with a range of floor and wall-mounted units, complemented by a matching breakfast bar, providing a sociable and practical family space.

On the first floor, there are four well-proportioned bedrooms, all benefitting from fitted wardrobes. The principal bedroom and bedroom two each enjoy the added convenience of en-suite shower rooms, while the remaining bedrooms are served by a family bathroom with a large spa bath.

OUTSIDE

The house has a beautifully established, south-facing walled rear garden, offering a high degree of privacy. The garden is predominantly laid to lawn, with well-stocked borders, mature trees, and a decking area which currently hosts a hot tub adjoining the conservatory, ideal for outdoor dining. To the side, a tarmac driveway, accessed via an electric sliding gate, provides ample off-road parking and leads to the double garage, part of which has been thoughtfully partitioned to create a useful garden store.





SITUATION

Set approximately four miles north of Dorchester, Charlton Down is a peaceful village nestled in open countryside. The village itself is a quiet cul-de-sac, free from through traffic, and offers a strong sense of community with a shop, a splendid village hall, a gym, cricket pitch, and tennis courts available for residents.

The county town of Dorchester is close by, offering a wide range of amenities including shops, cafés, restaurants, and leisure facilities. Dorchester South and Dorchester West train stations provide direct services to London Waterloo

and Bristol Temple Meads. The town is also home to several highly regarded schools and the renowned Dorset County Hospital.

For those who enjoy the outdoors, Charlton Down is perfectly positioned with excellent footpaths and bridleways across the surrounding countryside.

DIRECTIONS

What3words///icons.ushering.registers

SERVICES

Mains electricity, gas, water and drainage are connected.

Gas fired central heating system.

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: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Meadfleet Charges:

The vendors advise there is a management charge for the cost of common areas of approximately £264 per annum.



Deverel Road, Charlton Down, Dorchester

Approximate Area = 1716 sq ft / 159.4 sq m

Garage = 221 sq ft / 20.5 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 2005 sq ft / 186.3 sq m

For identification only - Not to scale

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		
	69	74
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). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1436533



Dorchester/ATR/26.06.2026 rev



naei | **propertymark**
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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 of 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