



Symonds
& Sampson

34A North Street
Charminster, Dorchester, Dorset

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Charminster, Dorchester
Dorset, DT2 9QZ

A modern mid-terrace house, beautifully presented and decorated to a high standard throughout, offering three bedrooms, a conservatory, garage, car port and lovely views, situated in the sought-after village of Charminster.



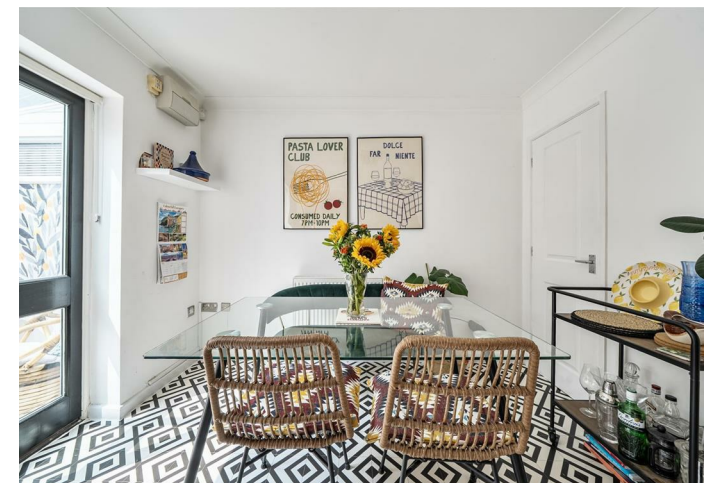
- Excellent decorative order throughout
 - En-suite to master bedroom
 - Lovely views over fields to the front
- Low maintenance South-West facing garden
 - Single garage and further car port
 - Kitchen breakfast room
 - Central fireplace in sitting room
 - Conservatory

Guide Price **£325,000**

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

Built in 2007, this attractive three-bedroom village home enjoys open views across the surrounding countryside to the front. Situated on the edge of the village, it offers easy access to picturesque riverside walks, the village orchard and the village centre.

The entrance lobby provides access to a convenient downstairs cloakroom with WC. The well-proportioned sitting room features a central fireplace with a fitted gas fire, creating a welcoming focal point, while stairs rise to the first floor from the side of the room.

To the rear of the property, the spacious kitchen/dining room offers ample space for a family dining table and opens through French doors into the bright conservatory. The kitchen is fitted with painted timber units and includes an integrated fridge, freezer, dishwasher, microwave, oven and electric hob. The gas central heating boiler is neatly housed within a cupboard. The conservatory enjoys pleasant views over the rear garden and timber deck, providing an ideal space to relax or entertain.

Upstairs, there are two double bedrooms and a generously sized single bedroom. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the second bedroom also features built-in storage. Completing

the accommodation is a bright and airy family bathroom, fitted with a bath and shower over.

OUTSIDE

A paved patio area with a couple of steps rising to a level decked seating area, which enjoys a lovely private feel and provides ample space for outdoor furniture and planters. This peaceful space is ideal for relaxing and enjoying the sunshine.

Beyond the garden, a gate provides access to the parking area, where there is a single garage with an up-and-over door, light and electrics, together with a single car port providing additional parking. Access is via a private access road off Haydon Hill Close.

SITUATION

The property is situated in the picturesque village of Charminster, which offers a popular first school, village shop, two public houses, a pretty parish church and village amenities.

Charminster is conveniently located just a couple of miles from Dorset's historic county town of Dorchester, which provides an excellent range of facilities including independent shops, restaurants, leisure facilities, highly regarded schools and Dorset County Hospital. The village

benefits from a regular bus service, while Dorchester offers mainline rail connections to London Waterloo and Bristol Temple Meads.

The surrounding area provides a wealth of recreational opportunities, with golf available at Came Down Golf Club in Dorchester, Sherborne and Yeovil, together with an extensive network of footpaths and bridleways. The beautiful Dorset coastline, designated a UNESCO World Heritage Site, is within easy reach and offers an array of beaches and coastal walks.

DIRECTIONS

what3words///wving.dividers.probably

SERVICES

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

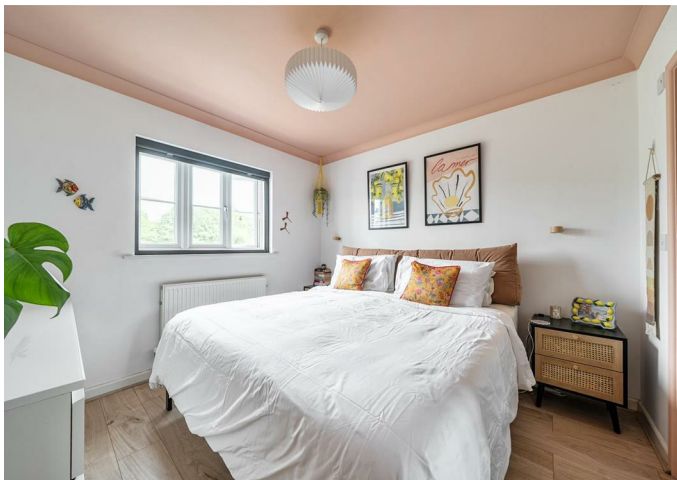
Broadband - Ultrafast speed available

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: D (Dorset Council - 01305 251010)

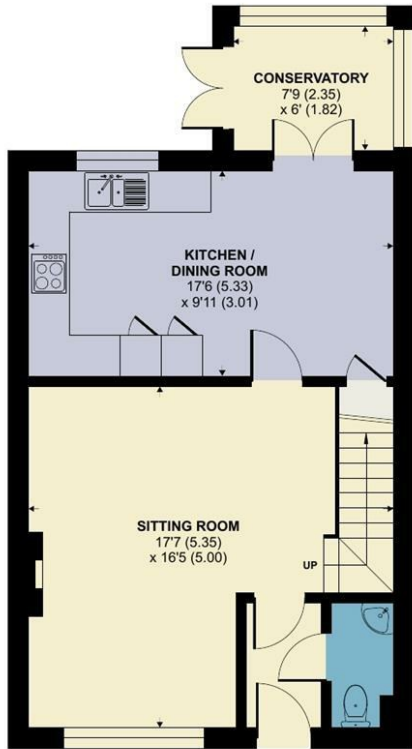
MATERIAL INFORMATION

Photographs were taken in July 2026.

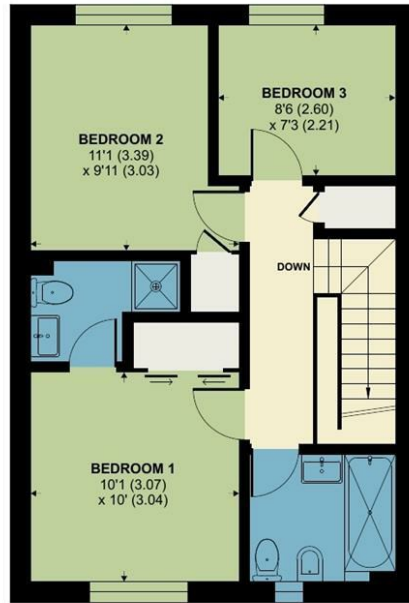


North Street, Charminster, Dorchester

Approximate Area = 994 sq ft / 92.3 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1169 sq ft / 108.5 sq m
For identification only - Not to scale

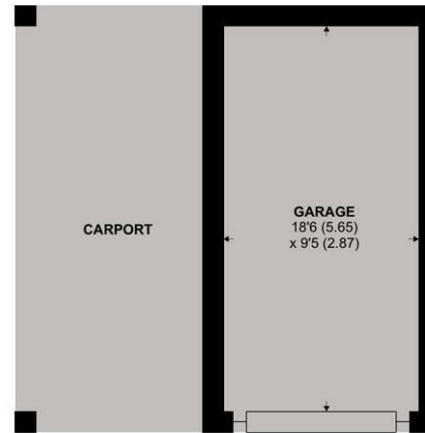


GROUND FLOOR



FIRST FLOOR

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		
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: 1496301



Dorchester/KWI/24.07.2026



01305 261008

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



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