

Symonds  
& Sampson

# 20 Haydon Hill Close

Charminster, Dorchester, Dorset

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Charminster, Dorchester  
Dorset, DT2 9WP

A well-presented modern three bedroom home situated in a popular village location, enjoying countryside views, a private garden, garage and off-road parking.



- Excellent order
- Garage & parking space
  - En suite
- Kitchen with integral appliances
  - Garden
  - Popular village

Guide Price **£365,000**

Freehold

Dorchester Sales  
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## THE PROPERTY

This modern village house enjoys an elevated position with some open countryside views. Immaculately presented the property enjoys a very well kept manageable garden, garage and parking.

The accommodation is nicely proportioned and comprises; entrance hall with understairs cupboard and downstairs cloakroom. Kitchen/dining room a nice size fitted with a range of cupboards and drawers, ample work tops with sink and drainer, integrated electric oven, gas hob and extractor hood. Integral fridge/freezer, dishwasher and washing machine. A cupboard houses the gas boiler, while the tiled floor and ample space for a dining table make this an ideal room for everyday living and entertaining. The sitting room is double aspect with TV point, chimney breast with gas fire and hearth, and French doors opening onto a raised timber balcony with steps leading down to the rear garden.

Upstairs, the principal bedroom is a generous double with built-in wardrobes and an en suite shower room. Bedroom two is also a good size double room and bedroom three a comfortable single. There is a family bathroom fitted with a bath, wash basin and WC.

The property benefits from gas central heating, double glazing, garage and parking.

## OUTSIDE

The garden is well kept and extends along the front leading to the side of the house. Mostly laid to lawn with well stocked shrub and flower borders. Private with some useful storage space under the balcony and an outside light. There is a rear gate that leads to the garage and parking space.

## SITUATION

Charminster is a popular and thriving village with a first school, a shop, two public houses, as well as a fine Norman parish church. The village lies about 1.5 miles to the north of Dorchester which has an excellent range of shops, schools, restaurants, leisure facilities and the county hospital. Dorchester train stations provide mainline railway services to London/Waterloo and the local lines to Weymouth and Bristol/Temple Meads.

## DIRECTIONS

what3words ///chosen.cuts.stability

## SERVICES

Mains gas, water, electric 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

There is a covenant preventing the property from being used for business purposes.

A new gas boiler was installed in 2024.

Please note that whilst the property itself is Freehold, the garage is held on a separate Leasehold title with a 999-year lease commencing in 2007.

Photos were taken in July 2026.

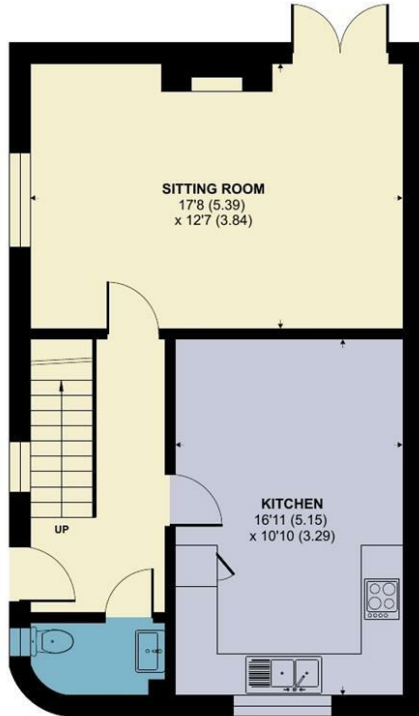


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	76 88
(81-91) B	
(69-80) C	
(55-68) D	
(29-54) E	
(1-28) F	
(1-20) G	Not energy efficient - higher running costs

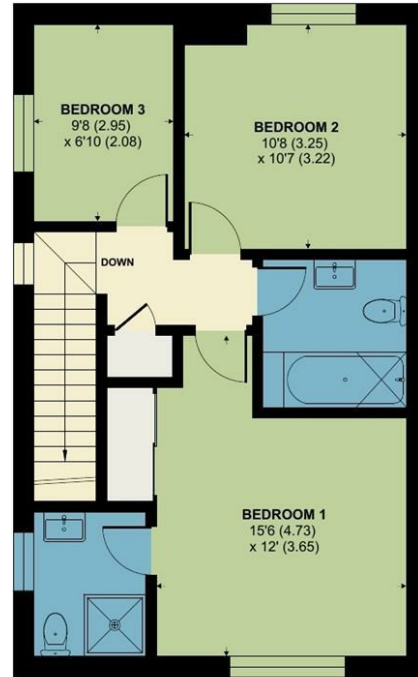
England & Wales EU Directive 2002/91/EC

# Haydon Hill Close, Charminster, Dorchester

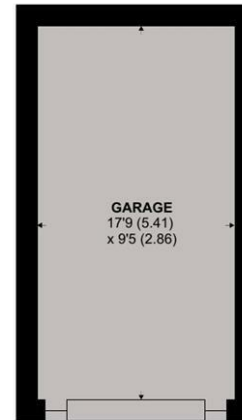
Approximate Area = 1059 sq ft / 98.3 sq m  
 Garage = 167 sq ft / 15.5 sq m  
 Total = 1226 sq ft / 113.8 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE  
17'9 (5.41)  
x 9'5 (2.86)

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: 1485778



Dorchester/SXP/08.07.2026



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