

Symonds
& Sampson

11 Earl Close
Dorchester, Dorset

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Dorchester, Dorset
DT1 1DY

A spacious four-bedroom townhouse close to Dorchester town centre, with garage and parking. Offered for sale with vacant possession and no onward chain.



- Modern townhouse
- Quiet close location
- En suite to master bedroom
- Off-street parking and garage
 - Spacious conservatory
- Rear access and low-maintenance garden
 - Downstairs cloakroom
 - Close to town centre

Guide Price **£380,000**

Freehold

Dorchester Sales
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THE PROPERTY

This four-bedroom townhouse is conveniently situated in a quiet close, just a short distance from the town centre, the vibrant Brewery Square development, and Dorchester South railway station.

Arranged over three floors, the ground floor includes an entrance hall with a downstairs cloakroom. There is useful storage and coat-hanging space beneath the stairs, and opposite this an alcove with lighting, additional storage space, and a cupboard below.

The kitchen/dining room is a well-proportioned and well-equipped space, featuring a range of cupboards and drawers, work surfaces with an inset sink and drainer, and a gas-fired range cooker with electric oven. The room comfortably accommodates a dining table and chairs and benefits from French doors opening into the spacious conservatory, which in turn has French doors leading out to the rear garden. There is space and plumbing for a dishwasher and washing machine, both of which may remain if required, along with ample space for a tall freestanding fridge freezer. A wall-mounted gas boiler is also located here.

On the first floor, there is a bright and comfortable living room positioned at the front of the property, along with the main bedroom to the rear, which benefits from an en suite shower room.

The second floor provides two further double bedrooms (Bedrooms Two and Three), both with built-in wardrobes, a single bedroom (Bedroom Four), and a family bathroom fitted with a white suite.

OUTSIDE

To the front of the property are brick-built raised flower borders and an off-street parking space positioned in front of the garage.

The rear garden is designed for low maintenance and features patio seating areas, gravelled sections, and a timber deck (currently in need of replacement). A pedestrian gate provides useful rear access.

SITUATION

Earl Close is conveniently located on the eastern edge of Dorchester, within the catchment for several well-regarded schools. The town centre is close by, offering a wide selection of shops, cafés, restaurants and leisure facilities, including the popular Brewery Square.

Dorchester benefits from mainline rail links to London Waterloo and Bristol, while Dorset County Hospital is conveniently located approximately a 15-20 minute walk away. A variety of sports clubs are available locally, while the surrounding countryside and nearby Jurassic Coast provide wonderful opportunities for walking, cycling, coastal exploration and outdoor pursuits.



Earl Close, Dorchester

Approximate Area = 1232 sq ft / 114.4 sq m

Limited Use Area(s) = 71sq ft / 6.5 sq m

Outbuilding = 5 sq ft / 0.4 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1446 sq ft / 134.1 sq m

For identification only - Not to scale



DIRECTIONS

What3words:///likes.ankle.plod

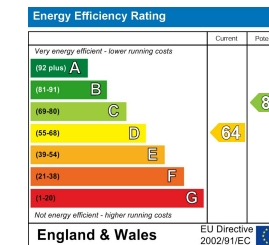
SERVICES

Mains gas, electric, water and drainage are connected.
Gas fired 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)



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: 1404447



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