

13 North Street

Charminster, Dorchester, Dorset

13 North Street

Charminster
Dorchester
Dorset DT2 9QS

An attractive period brick and flint semi detached property situated in Charminster with a generous garden.

3 2 2

- Characterful cottage
- Original features
- Countryside views
- Generous garden
- Utility room
- Office or occasional downstairs bedroom with shower room
- Family kitchen / dining room

Guide Price £395,000
Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk







THE PROPERTY

An attractive brick and flint semi-detached period cottage, believed to date back approximately 200 years, offering a wealth of character and charming period features.

A delightful sitting room, features beautifully worn flagstone flooring and an impressive inglenook fireplace with a wood-burning stove set beneath a solid timber beam. An open bread oven sits alongside the fireplace, with a useful built-in cupboard providing additional storage.

To the rear, a modern family kitchen/dining room offers an excellent range of storage, including deep pan drawers and cupboards, together with ample space for family dining. The kitchen is fitted with an electric hob and oven, with plumbing and space for a dishwasher and fridge/freezer. A separate utility room provides further space for appliances, including a washing machine, and houses the wall-mounted gas central heating boiler.

A practical side extension provides a useful main entrance, with solid stone flooring and plenty of space for coats, boots and outdoor equipment. To the rear of the property, a further reception room offers excellent versatility, ideal as a home office, cosy snug or potential fourth bedroom, with the benefit of an adjacent shower room.

On the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a central fireplace, while the family bathroom is fitted with a bath and shower over.

OUTSIDE

To the front, a level patio terrace provides an ideal space for outdoor dining and entertaining, with ample room for garden furniture and enjoying the wonderful garden and countryside views.

The terrace adjoins a generous garden which is predominantly laid to lawn, complemented by mature flower borders and a scattering of ornamental trees around the perimeter. It enjoys a lovely private and secluded feel, creating a leafy green backdrop to the cottage. At the far end of the garden is a timber garden shed together with productive raised vegetable beds. A gated pathway to the side provides convenient access to the property.

SITUATION

Charminster village has a popular first school, a shop with post office, a range of public houses and a Parish Church. The village is about two miles to the north of Dorchester (County town) which provides an excellent range of shops, schools, restaurants and the County Hospital. Communications are good with rail links from Dorchester to London/Waterloo and Bristol/Temple Meads.

The Dorset coastline has been accorded World Heritage status with some fine beaches. There is also a network of bridleways and footpaths in the immediate vicinity.

DIRECTIONS

What3words///unlocking.added.revolts

SERVICES

All main services 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

Please note that the pedestrian access path is shared with No. 12 North Street, with both properties having equal ownership of the path up to and including the front porch.
The path is separated from the gardens of both properties by fencing. The front porch is also shared, with the neighbouring property owning one half. The division runs in a straight line, in line with the boundary between the houses and gardens.
The porch is currently used for storage purposes. It has a door providing access into the sitting room of the number 13, but there is no internal access from the porch into the neighbouring property.

The internal photographs were taken in summer 2026 while the external photographs were taken in November 2026.
The property falls within a conservation area.







North Street, Charminster, Dorchester

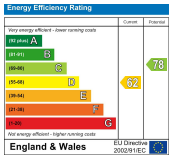
Approximate Area = 1141 sq ft / 106 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Total = 1172 sq ft / 108.8 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



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: 1541144





Dorchester/KW/10.11.26

RICS Regulated by RICS
naea | propertymark PROTECTED
www.thelondonoffice.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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.