



Bridport Road
Dorchester



This substantial family home is superbly situated close to Dorchester town centre, County Hospital and local schools. This wonderful Victorian property offers a wealth of accommodation that is presented to a high standard throughout and boasts an abundance of character and original features. There is an enclosed garden to the rear of the property that enjoys a southerly aspect. EPC rating D.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including two cinemas, several museums, Dorset History Centre and a leisure centre. There are many excellent restaurants and public houses and riverside walks to be enjoyed. The catchment schools are highly regarded both locally and nationally. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



● Entrance is gained via a grand entrance hall that sets the tone for the rest of the property, with high ceilings and generous room sizes that create a truly spacious and open feel. The hall has a beautiful stained-glass door through to the study.

● The property boasts several generous reception rooms. The sitting room features an attractive fireplace that houses a gas coal effect fire and offers doors to a wonderful garden room that takes full advantage of the outlook onto the garden. A separate dining room provides additional living accommodation and an ornate fireplace and French doors that provide access to the garden.

● The kitchen enjoys a social and spacious feel and is fitted with a comprehensive range of wall and base level units that provide ample storage options and work surfaces. There is a large larder, a separate utility room, and a shower room with wc.

● The light and spacious feel to the property continues to the first floor where there are four generous double bedrooms. Two bedrooms have basins, the master benefits from an en-suite bathroom, and the second bedroom has a walk-in-wardrobe.

● The tastefully fitted family bathroom is furnished with a suite comprising a low level wc, a wash hand basin and a panel enclosed bath with a shower over. There is plenty of storage and modern, neutral tiling.

● Externally, the property is accessed via a large gravelled driveway that provides off road parking for several vehicles. The garden to the rear of the property enjoys a southerly facing aspect and is laid predominately to lawn.

Room Dimensions:

Sitting Room	5.11m x 4.11m (16'09" x 13'06")
Dining Room	5.11m x 4.11m (16'09" x 13'06")
Study	4.83m x 2.41m (15'10" x 7'11")
Kitchen	4.19m x 3.84m (13'09" x 12'07")
Garden Room	4.34m x 3.86m (14'03" x 12'08")
Master Bedroom	5.11m max x 4.11m (16'09" max x 13'06")
Bedroom Two	5.13m x 4.11m (16'10" x 13'06")
Bedroom Three	4.24m x 2.74m (13'11" x 9'0")
Bedroom Four	3.15m x 3.02m (10'04" x 9'11")

Services:

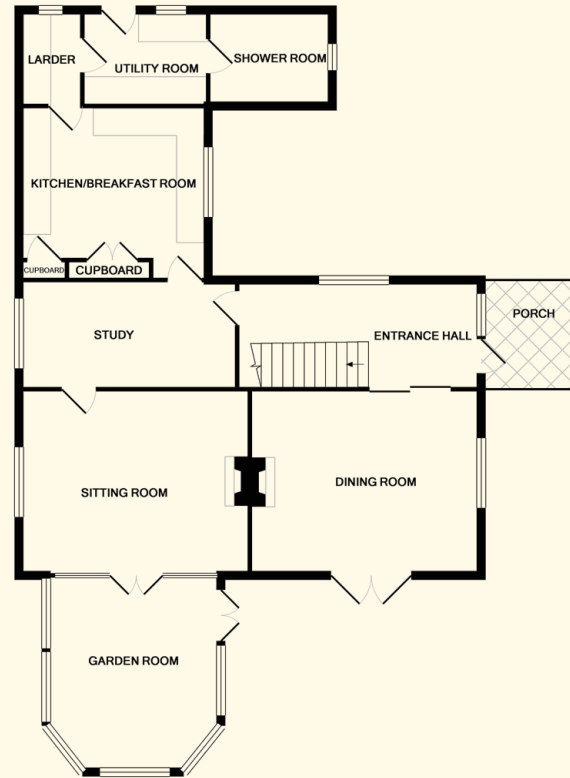
Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are connected also.

Local Authorities:

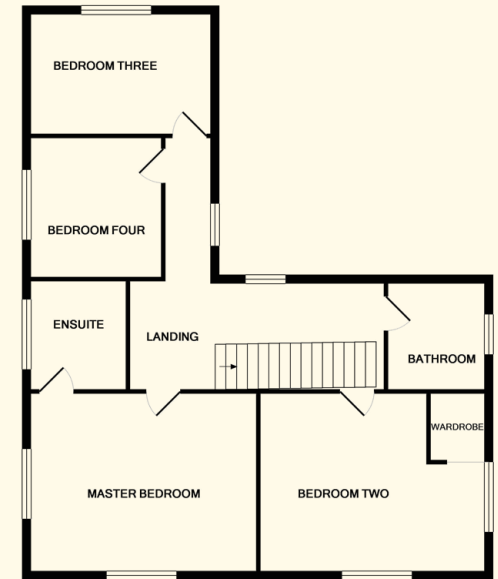
West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 251010.
We are advised that the council tax band is F

Viewings:

Strictly by appointment with the sole agents: Parkers Property Consultants and Valuers Tel: 01305 340860



GROUND FLOOR
APPROX. FLOOR
AREA 1219 SQ.FT.
(113.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 985 SQ.FT.
(91.5 SQ.M.)

BRIDPORT ROAD
TOTAL APPROX. FLOOR AREA 2203 SQ.FT. (204.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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