



**Connells**

Wollaston Road  
Dorchester



### Property Description

Situated in the heart of Dorchester, this mid Victorian townhouse is packed with original features. An attractive front garden gives access to a timber front door with feature stained glass panels, opening into an internal porch. The reception room is currently used for sitting & dining, this is open to a modern fitted kitchen. Both the reception room & kitchen have stunning feature fireplaces, timber sash windows & picture rails. An inner hall gives access to a separate utility room, access to the rear garden and a modern shower room with electric underfloor heating.

From the inner hall, an elegant staircase leads to the first floor with: Large family bathroom featuring a whirlpool bath & a useful airing cupboard housing the gas boiler; there are 2 double bedrooms on the first floor, both with feature fireplaces; the front room enjoys fabulous light from 2 large windows, & has previously been used as a separate reception room. From the first floor landing, another staircase rises to an upper landing currently used as a study area.

On this second floor there are 2 large bedrooms with feature fireplaces & dormer windows. The top landing has access to the attic crawling space, useful for storage, having a drop down ladder, light, full insulation & floor boarding. To the rear of the property, there is a beautifully designed, walled, courtyard garden. The house has a rich history & was once home to Thomas Hardy's sisters, where he was a frequent visitor!

### Entrance Lobby

Door to the front and then door in to the lounge/diner.

### Lounge/diner

16' 11" x 12' (5.16m x 3.66m)

Single glazed sash window to the front with working original shutters, feature fireplace with decorative surround and gas fire in set, fitted alcove shelving, electric storage heater, open to the kitchen and a door into the entrance lobby.

### Kitchen

12' 8" x 10' 9" (3.86m x 3.28m)

Open to the lounge/diner with single glazed sash window to the rear. Fitted kitchen with wall and base units, work surfaces with sink and drainer in set, tiled splashbacks, integrated electric oven and gas hob, space for fridge/freezer, feature fireplace with wooden surround and Hunter multi fuel stove in set and door into the inner hallway.

### Inner Hallway

Door in from the kitchen, consumer unit and fuse box, stairs to the first floor and door to the utility room.

### Utility Room

Work surface with sink in set, plumbing for washing machine and doors to the inner hallway, understairs cupboard, door to the shower room and door to the rear garden..

### Shower Room

Double glazed window to the side, shower, wash hand basin, WC, part tiled, heated towel rail, shaver point, extractor fan and door to the utility room.

### Landing

Stairs from the inner hallway, electric storage heater, stairs to two further bedrooms and doors to bedrooms 1 and 3 and family bathroom.

### Bedroom 1

16' 11" x 12' (5.16m x 3.66m)

Two single glazed windows to the front, fitted wardrobes, decorative fireplace, electric storage heater, telephone point and door to the landing.

### Bedroom 3

12' 2" x 10' 9" (3.71m x 3.28m)

Single glazed window to the rear, fitted wardrobes, decorative fireplace, radiator, vanity unit with a wash hand basin in set and door to the landing.

### Bathroom

Single glazed window to the side and double glazed feature window to the rear, bath, wash hand basin, WC, bidet, radiator, shaver point, extractor fan and door to the landing.

### Second Floor Landing

Double glazed skylight, access to loft space and doors to bedroom 2 and 4.

### Bedroom 2

16' 10" x 11' 11" (5.13m x 3.63m)

Single glazed window to the front, decorative fireplace, radiator and door to the landing.

### Bedroom 4

12' 2" x 10' 9" (3.71m x 3.28m)

Double glazed window to the rear, decorative fireplace, radiator and door to the landing.

### Outside Space

#### Rear Garden

Patio area perfect for potted plants, a shingle area with raised plant beds and a shed, all enclosed with a brick wall.

#### Agents Note

The property has just (December) been fitted with a high efficiency Vaillant storage combi boiler.





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To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

**EPC Rating: Awaited**

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Tenure: Freehold



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