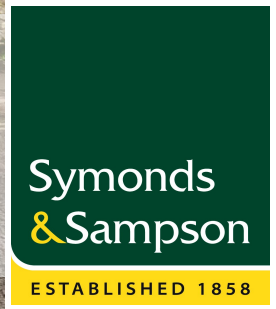




## Lilliput House, 35 Glyde Path Road, Dorchester, Dorset

A charming Grade II listed townhouse situated within the heart of the county town.  
Four bedrooms, two reception rooms, modern shaker style kitchen and a walled courtyard garden.

Guide Price  
**£375,000**  
Freehold





**Lilliput House,  
35 Glyde Path Road,  
Dorchester, Dorset,  
DT1 1XE**

- Grade II listed townhouse
  - Original features
- Well-proportioned accommodation
  - Four bedrooms
  - Two reception rooms
- Walled courtyard garden
  - Town centre location
  - Council tax band D

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Sales Office  
on 01305 261008







### The Property

Lilliput House is a stunning Grade II listed townhouse situated on Glyde Path Road within walking distance of the town centre. This charming property has original features and architectural charm. The house is in good order throughout, well maintained and lovingly cared for by its current owners.

As you enter the property, you are greeted by a spacious and airy ground floor. The sitting/dining room is the heart of the house, with a wood burner on one side and an open fire on the other. The two fireplaces add both warmth and character to the room. Off the sitting room is a useful wc.

The shaker style kitchen is located to the rear of the property and offers ample storage space and modern appliances. From the kitchen, you have access to a charming walled courtyard garden.

Additionally, there is a lower ground floor which is used as a further reception room, providing versatility and additional

living space.

Stairs rise from the sitting room to the first floor where there are two good size bedrooms and modern bathroom.

Ascending to the second floor, there are two more bedrooms.

### Outside

The property also benefits from a delightful walled courtyard garden which is well-maintained and features a small store/outbuilding, providing additional storage space. This outdoor area is a perfect spot for al fresco dining or simply enjoying the fresh air.

### Situation

The property is situated within the heart of Dorchester town, providing a good range of shops, restaurants and leisure facilities. The Dorset County Hospital is nearby. There are numerous sports clubs in the town including cricket, rugby, football, tennis and golf.

The property falls within the catchment area of a number of

highly regarded schools.

There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads respectfully.

### Services

Mains gas, water, electricity, and drainage.  
Gas fired central heating.

Broadband - Ultrafast speed available  
Mobile - Network coverage is reported to be good for both indoors and out (Information from <https://www.ofcom.org.uk>)

Flood Zone 1 (<https://www.gov.uk/check-long-term-flood-risk>)

Local Authority  
Dorset Council  
Tel: 01305 251010

Council tax band D  
EPC: Exempt



# Glyde Path Road, Dorchester

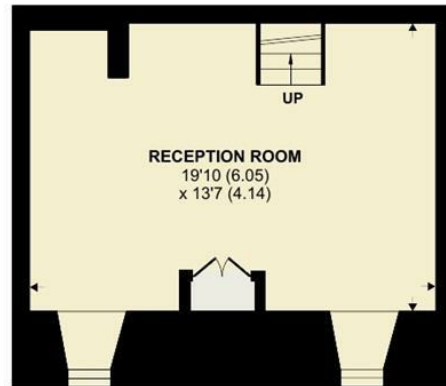
Approximate Area = 1388 sq ft / 128.9 sq m  
Limited Use Area(s) = 65 sq ft / 6 sq m  
Total = 1453 sq ft / 134.9 sq m

For identification only - Not to scale

Denotes restricted  
head height

## Directions

From the Top O' Town roundabout head East down High West Street. Glyde Path Road is the first exit on your left, before Shire Hall and is pedestrianised. Continue along the road, passing Colliton Street, and after a short distance the property will be on your right-hand side.



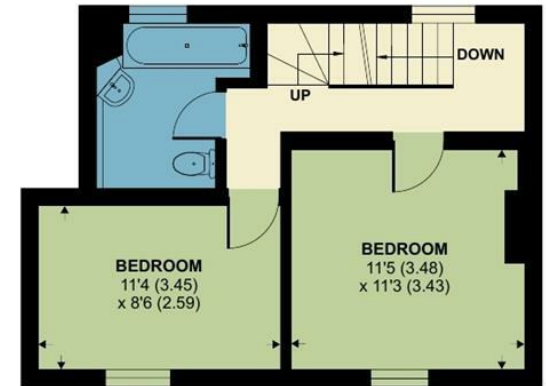
BASEMENT



GROUND FLOOR



SECOND FLOOR

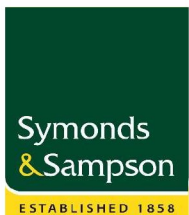


FIRST FLOOR

Dorchester/ATR/07.03.24/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1048117



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