



## Glyde Path Road, Dorchester, Dorset

A charming Grade II listed townhouse situated within the heart of the county town.  
Large kitchen/dining room, two double bedrooms, modern shower room and a walled rear garden.

Offers In Excess Of  
**£350,000**  
Freehold

*Elliptal House*

**Symonds  
& Sampson**

ESTABLISHED 1858

## 34 Glyde Path Road, Dorchester, Dorset, DT1 1XE

- Grade II listed townhouse
- Well-proportioned accommodation
  - Two double bedrooms
  - Modern shower room
  - Walled rear garden
- Within walking distance of town centre
  - No forward chain
  - Council tax band D

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





### The Property

This delightful Grade II listed townhouse is situated on Glyde Path Road, within walking distance of the town centre.

This charming home 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 room has a feature fireplace with gas fire and stairs leading to the first floor.

One of the stand out features of the house is the generous kitchen/dining room which is filled with natural light. The kitchen area is arranged to the far end of the room and there is plenty of space for table and chairs. From the kitchen, you have access to a sunny walled garden.

Off the kitchen is a useful utility room and wc.

Stairs rise from the sitting room to the first floor where there is a large double bedroom and modern shower room.

Ascending to the second floor, there is a further double bedroom which has the benefit of a useful wc and hand wash basin.

### Outside

The property also benefits from a delightful walled rear garden which is well-maintained and designed with ease of maintenance in mind. 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.

### Local Authority

Dorset Council  
Tel: 01305 251010

# Glyde Path Road, Dorchester

Approximate Area = 1304 sq ft / 121.1 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 1358 sq ft / 126.1 sq m

For identification only - Not to scale

Council tax band D

EPC: Exempt

## Directions

From the Top O'Town roundabout and on foot, head (East) down High West Street. Glyde Path Road is the second 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.



GROUND FLOOR

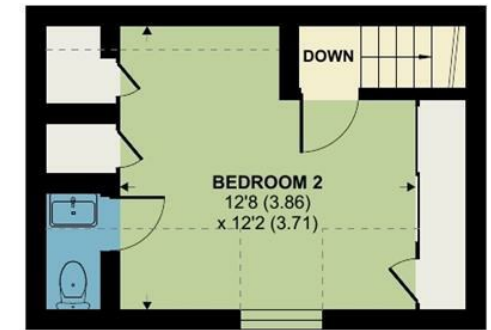
**PANTRY**  
8'8 (2.64) x 5'4 (1.63)



Denotes restricted head height



FIRST FLOOR



SECOND FLOOR

Dorchester/ATR/30.03.2024/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 1053402



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