



## Herringston Road, Dorchester, Dorset

A detached, four bedroom, family home in the popular Manor Park area of Dorchester close to the town centre.

Guide Price  
**£625,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**56 Herrington Road,  
Dorchester,  
Dorset, DT1 2BT**

- Detached family home
  - Four bedrooms
  - En suite shower room
- Two reception rooms and study
  - Enclosed garden
- Double garage and driveway
- Popular Manor Park location

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





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### The Property

Set in the highly desirable area of Manor Park, this modern detached family home offers a perfect blend of style, functionality, and comfort. Upon entry, a welcoming and spacious entrance hall sets the tone for the contemporary design throughout.

The ground floor features a triple aspect sitting room, filled with natural light. The room seamlessly connects to the outdoors through double doors, opening onto a well-kept garden. To the other side of the entrance hall is a dedicated study, ideal for work or quiet reading.

The modern kitchen has been designed with both practicality and aesthetics in mind. There are a range of floor and wall mounted units with integrated fridge/freezer, dishwasher, electric double oven and induction hob. The kitchen flows into a convenient utility room, ensuring functionality and additional storage and space for white goods. Adjacent to the kitchen is the dining room which also has double doors out to the garden.

Completing the ground floor is a convenient WC, offering added convenience for residents and guests.



From the entrance hall stairs rise to the first floor where there are four good sized bedrooms. The master bedroom benefits from an en suite shower room. A modern family bathroom caters to the remaining bedrooms.

The property has a well maintained wrap-around garden, which is partly walled and has well-stocked colourful borders. A stylish porcelain tile patio complements the outdoor space, offering an ideal setting for al fresco dining. Practicality meets convenience with a driveway that accommodates multiple vehicles and a double garage providing secure parking and additional storage. The double garage has electric roller doors, power and light.

### Situation

Manor Park is situated within easy reach of The County town which provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. 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.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. Dorset County Hospital is within easy reach as are Dorchester South and West train stations both providing services to London Waterloo and Bristol Temple Meads respectively.

## Services

Mains gas, electricity, water and drainage.

Gas fired central heating.

Broadband - Ultrafast speed available

Mobile - It is reported you are likely to have network coverage for both indoors and outdoors (Information from <https://www.ofcom.org.uk>)

## Local Authority

Dorset Council

Tel: 01305 251010

Council tax band E

## Room Dimentions

### Ground Floor

Kitchen 12.04' x 10.10' (4.27m x 3.05m)

Utility Room 6.05' x 6.03' (1.83 x .91m)

Dining Room 10.10' x 12.09' (3.05 x 3.66m)

Study 5.03' x 7.00' (1.52m x 2.13m)

Sitting Room 16.04' x 13.00' (4.88 x 3.96)

Cloakroom

### First Floor

Bedroom 1 13.01' x 11.10' (3.96m x 3.35m)

En suite

Bedroom 2 14.11 'x 10.11' (4.3m x 3.08m)

Bedroom 3 10.01' x 8.03' (3.08m x 2.4m)

Bedroom 4 10.01' x 10.03' (3.08m x 3.05m)

Family bathroom

## Directions

From High West Street proceed to the Top O Town roundabout, take the first exit, past the Borough Gardens and proceed straight over the first set of traffic lights to the next set and, again, proceed straight over. Continue on Maumbury Road which in turn leads into South Court Avenue. Take the first right turn, into Herringston Road. Continue along the road (passing Mellstock Avenue on your left) and after a short distance, the property will be on your right hand side.

Dorchester/ATR/15.07.2024



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC