

Symonds
& Sampson

Manor Road
Dorchester, Dorset

22 Manor Road

Dorchester
Dorset DT1 2AU



- Detached chalet bungalow
 - Four bedrooms
- Two reception rooms
- Pretty rear garden
- Garage and driveway
- Sought after location

Guide Price £700,000

Freehold

Dorchester Sales
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THE DWELLING

A detached four bedroom chalet bungalow located on one of the county town's most sought-after roads. The property is in the most favoured Manor Park area of Dorchester, just a short distance from the town centre and within excellent school catchment areas.

ACCOMMODATION

This detached chalet bungalow offers versatile and spacious accommodation arranged over two floors. Upon entering, you are welcomed by an entrance hall that leads to a study/bedroom. The double-aspect dining room is ideal for entertaining, while the light and airy sitting room features double doors that open out to the beautifully landscaped garden.

The heart of the home is the kitchen/breakfast room, which has a range of floor and wall-mounted units, complemented by a matching island. Bifold doors fill the space with natural light and provide direct access to the garden, making it a perfect spot for alfresco dining. Adjacent to the kitchen is a convenient utility room offering additional space for white goods, with further access to the garden, a WC, and the single garage.

Completing the ground floor is a well-appointed bathroom and a cloakroom with fitted storage, ensuring ample space for all your needs.

An open-tread staircase leads to the first floor, where you will find three generously sized bedrooms and a modern shower room. There is also easy access to the eaves, providing valuable storage space.

OUTSIDE

The outside of the property is equally impressive, featuring a lovely, well-tended garden that bursts with colour throughout the seasons. Mature shrub borders and a summer house enhance the tranquil atmosphere of the South-East facing garden, offering a private setting.

A large driveway at the front of the property provides ample off-road parking, in addition to the single garage.





SITUATION

This property is situated in one of the more sought after roads within Dorchester, a tree lined avenue just a short walk from the town centre.

The county town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, café/bars and cinemas including the Brewery Square development with its variety of shops and restaurants centred around a fountain square.

The house falls within the catchment area of a number of highly regarded schools. 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.

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

DIRECTIONS

what3words///miss.craziest.logbook

SERVICES

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

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage indoors on some networks and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band:
F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

We are advised by the vendor that the property has never flooded.

For further available information please use:
<https://www.gov.uk/check-long-term-flood-risk>

AGENT NOTE

Please note that the photos were taken in 2023.



Manor Road, Dorchester

Approximate Area = 2346 sq ft / 217.9 sq m

Limited Use Area(s) = 257 sq ft / 23.8 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 2768 sq ft / 257 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 1028572



Dorchester/ATR/09.09.2024



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