

Symonds  
& Sampson

St. Helens Road  
Dorchester, Dorset

# 17 St. Helens Road

Dorchester, Dorset  
DT1 1SD

A well presented three bedroom Edwardian terrace house within easy walking distance of the town centre and charming walled rear garden with garden studio.



- Mid terrace house
- Attractive period features
- Three bedrooms plus loft room
- Sitting room with open fire
  - Garden studio
  - Walled rear garden
- Close to town centre
- Conservation area

Guide Price £375,000

Freehold

Dorchester Sales  
01305 261008  
dorchester@symondsandsampson.co.uk



## THE DWELLING

Nestled within easy walking distance of the town centre, this well presented Edwardian terrace house effortlessly combines timeless character with modern comforts. From its inviting facade to the charming walled garden, this three-bedroom home is the perfect retreat for those seeking period charm and modern living.

## ACCOMMODATION

Upon entering, you are welcomed by the entrance hall that leads into a spacious sitting/dining room. The bay-fronted window bathes the room in afternoon light, while the exposed brick fireplace with an open fire provides a warm and cosy focal point. Double doors open through to the kitchen/breakfast room, seamlessly connecting the living areas.

The kitchen offers plenty of space for cooking and dining. Thoughtfully designed, it includes a pantry cupboard cleverly concealing white goods, ensuring a clean, streamlined look. From here, French doors lead out to the pretty rear garden, creating a wonderful flow between indoors and outdoors. Off the kitchen is a family bathroom.

Upstairs, the first floor has three comfortable bedrooms. A modern shower room serves this level. A further staircase leads to a useful loft room, perfect for extra storage or as a creative hideaway.

## OUTSIDE

The walled garden has been created with ease of maintenance in mind, with mature shrub borders adding colour and privacy. A paved patio sits adjacent to the house, offering the perfect spot for morning coffee or evening drinks. A footpath leads down the garden to a versatile garden studio, which could easily serve as a home office, studio, or even an overflow bedroom for guests.





## SITUATION

St. Helens Road is situated close to the attractive Borough Gardens within the heart of the county town and the property falls within the catchment area of a number of highly regarded schools.

The town centre is within walking distance of the property, providing a good range of shops, restaurants and leisure facilities. Dorchester South and Dorchester West train stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively and the Dorset County Hospital is nearby.

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.

## DIRECTIONS

What3words//sneezing.sands.ecologist

## SERVICES

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

Broadband - Ultrafast speed available

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

Council Tax Band:

C (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>



# St. Helens Road, Dorchester

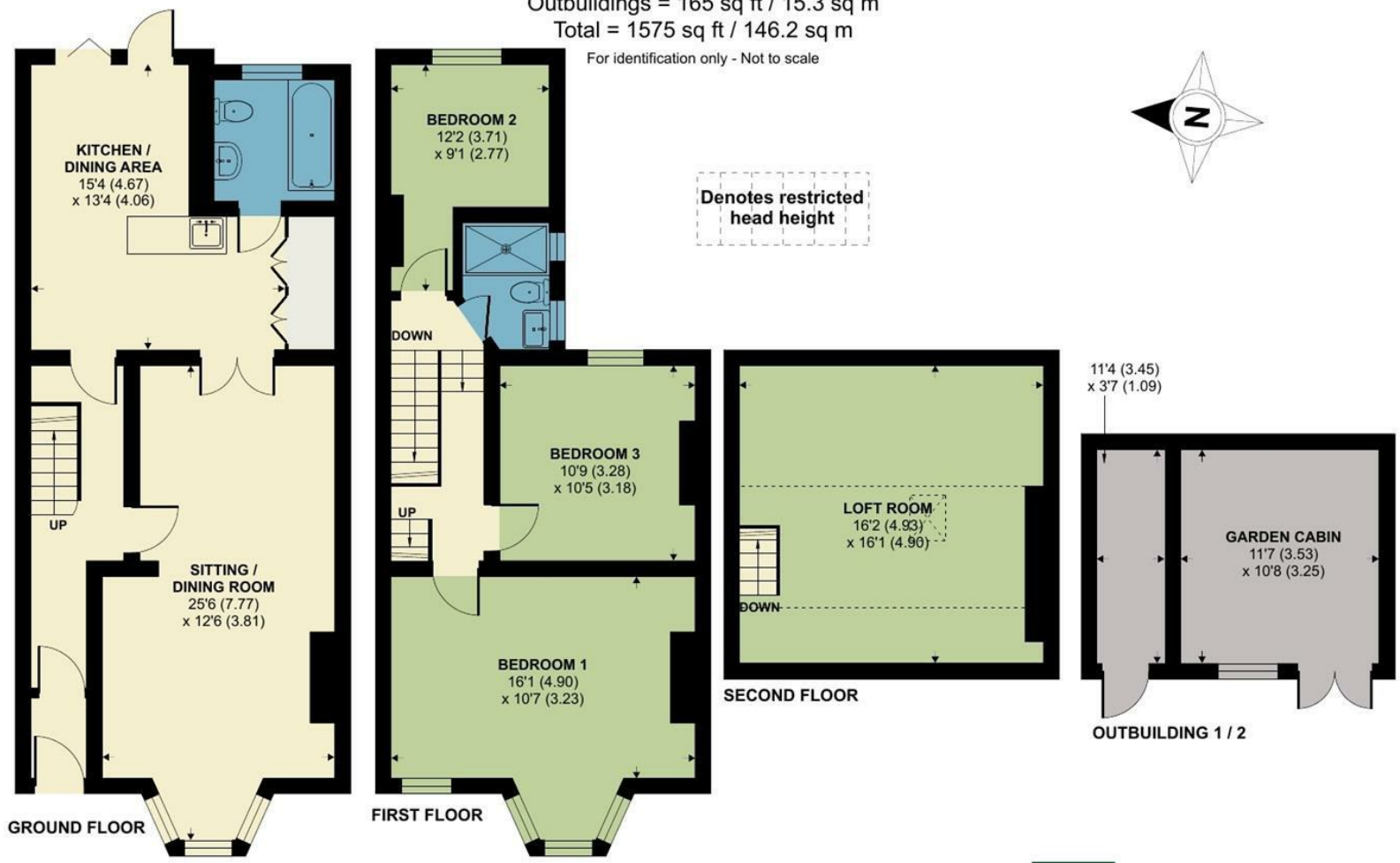
Approximate Area = 1255 sq ft / 116.5 sq m

Limited Use Area(s) = 155 sq ft / 14.4 sq m

Outbuildings = 165 sq ft / 15.3 sq m

Total = 1575 sq ft / 146.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		52	73
EU Directive 2002/91/EC			

Dorchester/ATR/16.10.24 rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1181824



01305 261008

dorchester@symondsandsampson.co.uk  
Symonds & Sampson, 9 Weymouth Avenue,  
Dorchester, Dorset DT1 1QR



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