

Symonds  
& Sampson

Weatherbury Way

Dorchester, Dorset



# 21 Weatherbury Way

Dorchester, Dorset  
DT1 2ED

A spacious and extended four-bedroom detached family home with a generous rear garden, situated in the highly sought-after Manor Park area of Dorchester.



- Detached family house
  - Four bedrooms
- Family bathroom and en suite
- Light and spacious accommodation
  - Generous rear garden
- Garage and off street parking
- Popular area of Manor Park

Guide Price £650,000

Freehold

Dorchester Sales  
01305 261008  
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## THE PROPERTY

A spacious four-bedroom detached family home with a generous garden, located in one of Dorchester's most sought-after areas.

Nestled in the desirable area of Manor Park, this extended property features bright, well-proportioned living spaces, offering both comfort and style.

## ACCOMMODATION

Upon entering the property through a porch, the entrance hallway gives access to the sitting room and the kitchen/dining room.

The sitting room is to the front of the property and has a feature fireplace with inset gas fire.

A particular feature of the house is the extended kitchen/dining/family room which has large bi-folding doors opening out to the garden.

The kitchen area has a range of white gloss floor and wall mounted units with matching island and has an integrated fridge/freezer and space and plumbing for a dishwasher. Off the kitchen is the utility room with fitted cupboards giving additional storage and space for further white goods. There is a w/c and access to the garage and to the garden from the utility room.

Returning to the entrance hall, stairs rise to the first floor landing where there are four bedrooms and a family bathroom. Bedrooms two and three have the benefit of fitted wardrobes and the generous master bedroom has an en-suite bathroom with suite comprising: w/c, hand wash basin, shower cubicle and Jacuzzi bath.

## OUTSIDE

The rear garden extends to approximately 100ft in length and is bordered by a variety of flowers and mature shrubs. A paved patio abuts the rear of the house. The remainder of the garden is laid to lawn with well stocked with mature flower and shrub borders and fruit trees. At the end of the garden is a workshop.

The front garden is enclosed by box hedging and has a good size paved driveway providing off road parking and leads to the garage which has an electric roller door, power, light and houses the gas boiler.

## SITUATION

Manor Park is situated within easy reach of the county town which provides a comprehensive range of shopping and recreational facilities. These include a modern leisure centre, a library, restaurants, cafes/bars and a cinema. There are tennis courts, a recreational ground and a Tesco's supermarket all conveniently placed nearby.

The Brewery Square development offers a good range of restaurants and further retail outlets and is also close to hand.

The house itself 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 at Came Down just a short distance away.

There are also many footpaths and bridleways across the beautiful surrounding countryside. Dorchester South and West train stations both provide services to London Waterloo and Bristol Temple Meads. The A35 gives good access to Poole, Bournemouth and the cross channel ferries at Poole.

## DIRECTIONS

What3words:///acted.awesome.exclusive

## SERVICES

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

Broadband - Ultrafast speed available  
Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors on selected providers (<https://www.ofcom.org.uk>)

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





## Weatherbury Way, Dorchester, DT1 2ED

Approximate Area = 1849 sq ft / 171.8 sq m (includes garage)

Outbuilding = 282 sq ft / 26.2 sq m

Total = 2131 sq ft / 198 sq m

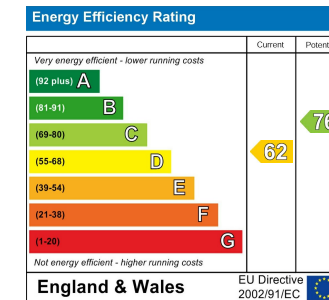
For identification only - Not to scale



## AGENT NOTE

Photographs were taken in 2020.

NB - Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a member of staff of Symonds & Sampson and as such constitutes a "connected person".



Dorchester/ATR/10.02.2025



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