

Symonds
& Sampson

Herringston Road

Dorchester, Dorset

64 Herringston Road

Dorchester, Dorset, DT1 2BT

A modern detached home featuring four/five bedrooms, situated in the sought-after Manor Park area of Dorchester. This property includes spacious accommodation, a garage, ample driveway parking and an enclosed rear garden.



- Modern detached family home
- Single garage and driveway parking
 - En suite shower room
- Two reception rooms plus first floor office / bedroom 5
 - Enclosed landscaped rear garden
 - Popular Manor Park location
- Double glazed windows and gas central heating
 - For sale with no onward chain

Guide Price £575,000

Freehold

Dorchester Sales
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THE PROPERTY

Situated in the highly sought-after Manor Park area, this modern detached family home offers four to five bedrooms. It lies within the catchment area for several well-regarded schools and is within easy walking distance of the town centre. The property boasts spacious, well-maintained accommodation throughout, along with a beautifully landscaped rear garden that enjoys sunlight well into the late afternoon and evening.

ACCOMMODATION

A spacious hallway provides ample room for seating, perfect for removing those muddy boots. A convenient double cloak cupboard and an additional downstairs WC add to the functionality of the space.

The bright and inviting dual-aspect main sitting room features a box bay window at the front and a central gas fireplace, complemented by built-in shelving in the recess. There is also a handy under-stairs storage cupboard. The dual-aspect dining room benefits from sliding doors that lead to the rear garden and a connecting door to the kitchen/breakfast room.

The kitchen is equipped with an integrated double oven and gas hob, with designated space for a dishwasher, fridge/freezer and washing machine. The gas boiler is neatly housed in a corner cupboard. A practical breakfast bar offers an informal dining area with views over the rear garden and there is ample storage throughout.

On the first floor you will find five bedrooms, one of which is currently used as a separate office, all accessed from a central landing that also provides loft access and houses an airing cupboard. The master bedroom benefits from built-in storage and an en suite shower room. Additionally, there is a stylish, fully-tiled contemporary bathroom.

OUTSIDE

At the front of the property, as well as a lawned area, a paved driveway provides parking for up to three cars. The garage located to the side, features an up-and-over door, power and lighting, as well as a convenient pedestrian door leading to the rear garden.

The enclosed rear garden is a delightful town retreat, offering a thoughtfully landscaped design and is not overlooked. A central circular pond serves as a focal point, surrounded by areas of lawn, gravel pathways and two patio seating areas. The garden also includes a generously sized shed and a greenhouse. At the far end, an arbour seating area is adorned with red and white grapevines, creating a charming space to relax. Mature shrubs and ornamental trees, including a stunning Acer, add to the garden's appeal. A gated side access provides easy entry to the front of the property.

SITUATION

Manor Park is situated within easy reach of the county town which provides a wide range of shops, restaurants and leisure facilities. The 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 easily accessible, as are both Dorchester South and West train stations, which provide services to London Waterloo and Bristol Temple Meads respectively.

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.

DIRECTIONS

What3words:///hotspot.giraffes.cosmetic

SERVICES

Mains gas, electricity, water and drainage are connected.
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>)

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



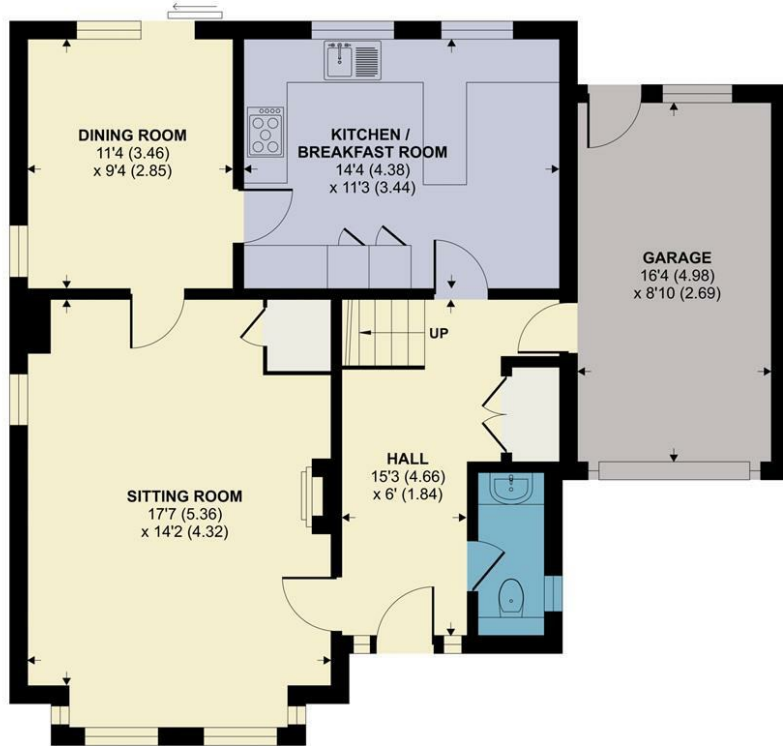
Herringston Road, Dorchester

Approximate Area = 1373 sq ft / 127.5 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1517 sq ft / 140.9 sq m

For identification only - Not to scale



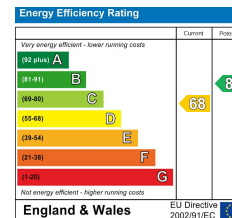
GROUND FLOOR



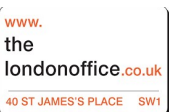
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1239563



Dorchester/KWI/03.03.2025



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