

Symonds
& Sampson

2 Great Western Road

Dorchester, Dorset

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Dorchester, Dorset, DT1 1UF

A fine period home in the heart of Dorchester, blending traditional features with modern living. Offering spacious rooms, four double bedrooms, a private garden and close proximity to local amenities.



- Fine period house
- Town centre
- Excellent order throughout
- Good size kitchen & conservatory
 - 2 reception rooms
 - 3 bathrooms
 - Walled garden

Guide Price £575,000

Freehold

Dorchester Sales
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THE DWELLING

A handsome semi-detached house enjoying a convenient position in the town, within walking distance of the Borough Gardens, train station and high street.

ACCOMMODATION

This attractive period house has been significantly improved and updated by the current owner. It blends traditional features, such as ornate cornices, picture rails and fireplaces, with a more contemporary feel, highlighted by a stylish kitchen, modern sanitary ware and pops of colour throughout the home.

Very well presented and featuring tall ceilings with a light and bright interior, the accommodation comprises an entrance hall with wooden flooring extending into the sitting room. This is a nice-sized room with a bay window, casement sash windows, cornice picture rail and ceiling rose, along with a chimney breast, fireplace and hearth. There is a separate dining room (currently used as a home office) with exposed wooden floors and a chimney breast with a fireplace. The spacious kitchen/dining room is fitted with a range of cupboards and drawers, work surfaces with a Belfast sink, space for a range-style oven, an integrated dishwasher and a breakfast bar. Laminate-style flooring extends into a conservatory with a glass roof and doors leading into the garden.

Upstairs, on the first floor, the master bedroom at the front of the house spans the full width, offering a spacious room with wooden floors and ample space for bedroom furniture. Bedroom 2 is a double bedroom, and there is a particularly attractive bathroom

with a contemporary white suite, including a freestanding bath, a walk-in shower with a fixed screen and a vanity basin. A separate cloakroom with a matching WC is located just next door.

On the top floor, there are two further double bedrooms and a separate shower room.

The property also benefits from a large utility room with additional fitted cupboards, space for a washing machine and tumble dryer, space for an American-style fridge freezer and a ground-floor shower room with a WC.

OUTSIDE

The front garden is well-maintained, featuring flower borders and a pathway leading to the front door, along with a side gate providing access to the rear.

At the rear of the house, there is a private, south-facing walled garden with a patio adjoining the property, complete with an outside tap. The garden includes a lawned area with flower borders and a few small, established trees. A useful garden shed/store is discreetly positioned at the end of the garden.

SITUATION

The county town offers a wide range of shops, restaurants and leisure facilities, including the vibrant Brewery Square development featuring a variety of shops, restaurants, and a cinema. The Dorset County Hospital is nearby as are a number of highly regarded schools.

Dorchester South and Dorchester West stations in the town provide mainline rail services to London Waterloo and Bristol Temple Meads respectively.

The town is home to numerous sports clubs, 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:///remodel.enlighten.deprives

SERVICES

Mains water, electric, drainage and gas are connected. Gas central heating.

Broadband - Ultrafast speed available

Mobile - Network coverage is reported to be limited/likely indoors and likely outdoors (Information from <https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

The property is situated in a conservation area.



Great Western Road, Dorchester

Approximate Area = 2032 sq ft / 188.8 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 2079 sq ft / 193.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1267237

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92+ (A)		78
81-91 (B)		
69-80 (C)		
55-68 (D)		
39-54 (E)	52	
21-38 (F)		
1-20 (G)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Dorchester/SXP/01.04.2025



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