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# Wadham Coach House

Colliton Park, Dorchester, Dorset



# Wadham Coach House

Colliton Park, Dorchester  
Dorset, DT1 1XZ

A contemporary detached coach house, tucked away in central Dorchester, offering two bedrooms, two bathrooms, a tranquil garden, a summer house and off-street parking.



- Contemporary detached coach house
  - Central location in Dorchester
    - Dual aspect sitting room
    - Master en suite shower room
- Insulated timber-built home office/studio
  - Allocated parking space
  - No forward chain

Guide Price £350,000

Freehold

Dorchester Sales  
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## THE DWELLING

A contemporary and well-appointed coach house situated in the heart of Dorchester, just moments from the high street, yet offering a remarkable sense of seclusion and tranquillity.

Built in 2018 with traditional brickwork and a slate-tiled roof, this property features stylish, thoughtfully designed interiors and modern, energy-efficient elements, including an air source heat pump and underfloor heating on the ground floor. Additional highlights include private parking, visitor parking, an enclosed rear garden, and a fully insulated timber home office or summer house.

## ACCOMMODATION

The ground floor welcomes you with a striking double-height entrance hall, featuring a built-in understairs cupboard and a cloakroom with WC, providing convenient storage for coats and shoes. The ground floor is finished with Amtico flooring throughout and includes a generous dual-aspect sitting room with French doors opening to the private rear garden. A large opening leads to the dual-aspect kitchen/dining area, which comfortably accommodates a family-sized dining table. The stylish Shaker-style kitchen is fitted with integrated appliances, including an electric oven and hob with extractor hood, dishwasher, washing machine, fridge, and freezer, and ample storage space in wall and base units.

Upstairs, there are two well-proportioned bedrooms. The principal bedroom includes built-in wardrobes and a luxurious en-suite shower room with a large shower cubicle and integrated storage. The landing includes a cupboard housing the hot water cylinder and provides access to the loft, which is fully boarded, fitted with lighting, and accessed via a pull-down ladder.

## OUTSIDE

The fully enclosed rear garden is a standout feature of the property, offering a private and peaceful outdoor retreat. Predominantly laid to gravel, it includes a central water feature and ornamental trees along the boundaries, enhancing both privacy and visual appeal. In one corner, a timber-built, insulated home office or studio benefits from power, lighting, and natural sunlight for most of the day. An additional garden shed offers practical storage for tools and equipment. A side gate gives access to the front of the property, where a secluded seating area can also be enjoyed. For added convenience, there is an outdoor tap.

The property benefits from one allocated parking space located directly opposite the house, with further visitor parking available on a first-come, first-served basis.

## SITUATION

Wadham Coach House enjoys a prime location in the heart of Dorchester, just a short walk from the high street and its broad selection of shops and amenities. The town also boasts a variety of restaurants, leisure facilities, and essential services. Adding to its appeal is the vibrant Brewery Square development, offering an array of dining options, boutique retailers, and a cinema.

Dorset County Hospital is nearby, along with several well-regarded schools. The town is well served by public transport, with both Dorchester South and Dorchester West stations providing mainline rail links to London Waterloo and Bristol Temple Meads respectively.

Dorchester also boasts a variety of sports clubs, including cricket, rugby, football, tennis, and golf. The area is rich in scenic footpaths and bridleways, offering access to the surrounding countryside. Just a few miles to the south lies the renowned Jurassic Coast, with its sandy beaches, dramatic coastal walks, and opportunities for a range of water sports..

## DIRECTIONS

What3words:///wages.kebabs.greed

## SERVICES

Mains water, drainage and electric are connected.

The property is heated by an air source heat pump, which provides underfloor heating on the ground floor. Upstairs, there are radiators and an electric water tank.

Broadband - Ultrafast speed available

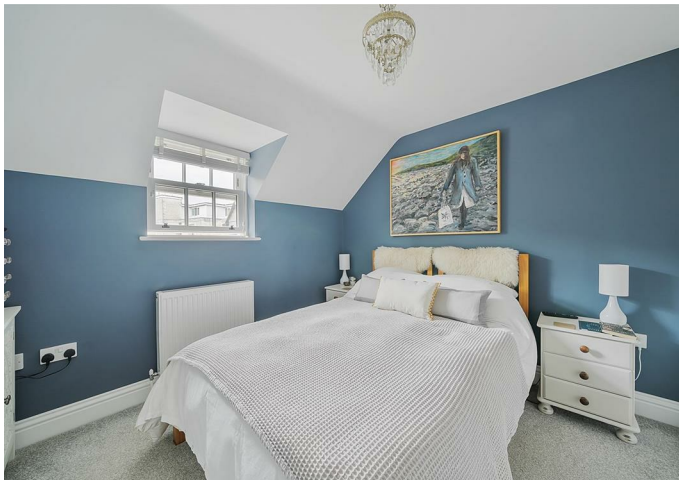
Mobile - It is reported that the property is likely to receive both indoor and outdoor coverage. (<https://www.ofcom.org.uk>)

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

## MATERIAL INFORMATION

A small corner of the generously sized parking space is subject to a right of way in favour of the neighbouring property; however, this does not impact its overall use or availability.

The property falls within a conservation area.



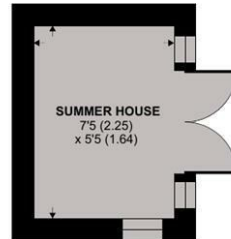
# Colliton Park, Dorchester

Approximate Area = 763 sq ft / 70.8 sq m

Outbuilding = 40 sq ft / 3.7 sq m

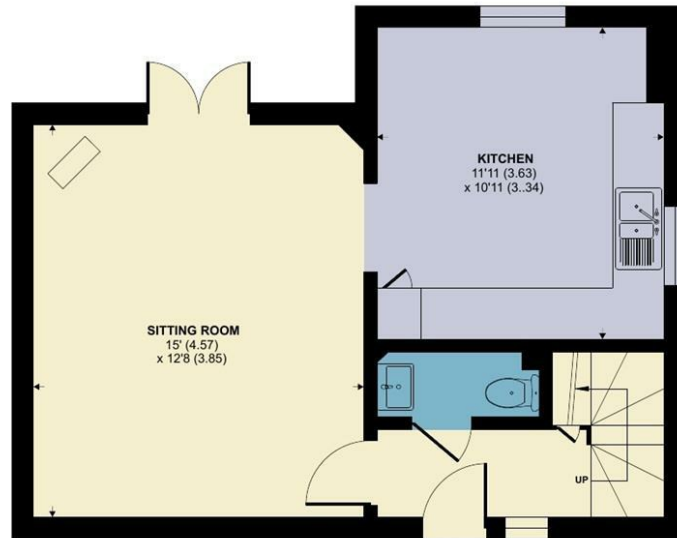
Total = 803 sq ft / 74.5 sq m

For identification only - Not to scale



OUTBUILDING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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: 1287253



Dorchester/KWI/15.05.2025



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