

Symonds  
& Sampson

65 Weatherbury Way

Dorchester, Dorset



# 65 Weatherbury Way

Dorchester, Dorset, DT1 2EE

A spacious and versatile family home in the sought-after Manor Park area, with generous living accommodation, private garden, garage, and easy access to Dorchester's amenities and schools.



- Extended semi-detached home
  - Three reception rooms
- Garage and driveway parking
  - Favoured location
  - Close to Dorchester
- Excellent school catchment
  - Utility room

Guide Price £525,000

Freehold

Dorchester Sales  
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## THE PROPERTY

A well-maintained and extended semi-detached home in the popular Manor Park area.

## ACCOMMODATION

This five-bedroom home is thoughtfully arranged to suit modern family life, featuring generously proportioned rooms and a practical layout throughout.

The entrance porch leads into a welcoming hallway with useful under-stairs storage. The sitting room provides a relaxed space for everyday living and opens via sliding doors into a separate dining room, which enjoys direct access to the rear garden—ideal for indoor-outdoor living in the warmer months.

A further reception room offers versatility and could serve well as a home office, playroom, or additional lounge, depending on your needs. The kitchen is well-appointed with ample storage and workspace, as well as room for essential appliances.

Off the kitchen, the utility room provides space and plumbing for a washing machine and tumble dryer. From here, a walk-in pantry offers additional storage—perfect for keeping everyday essentials organised and out of sight. A downstairs cloakroom completes the ground floor.

Upstairs are five bedrooms, three of which are good-sized doubles with fitted wardrobes. One of the bedrooms also houses the modern gas boiler and has existing plumbing, offering scope to

create a second bathroom if desired. A loft hatch with a pull-down ladder provides access to additional storage.

The property benefits from gas central heating, UPVC double glazing, and a generously sized garage with power, lighting, and access from both the front and rear.

## OUTSIDE

The rear garden is partially laid to lawn, bordered by well-established shrubs and flowering plants. A paved patio area adjoins the house, complete with an outside tap and space for potted plants or outdoor seating. At the far end of the garden, there is a small vegetable patch and a greenhouse, ideal for those with an interest in gardening.

The front garden features a neat lawn with mature shrub and flower borders, while the driveway provides convenient off-road parking.

## SITUATION

Manor Park is one of the most desirable locations in Dorchester, situated approximately half a mile from the town centre.

Dorchester offers an extensive range of shopping, dining, and leisure facilities, including the vibrant Brewery Square development, which features a variety of restaurants, cafés, retail outlets, and a cinema. Additional amenities include a modern leisure centre, a library, Tesco supermarket, tennis courts, and a recreational ground, all conveniently close by.

The property falls within the catchment area of several highly regarded schools and is also close to Dorset County Hospital. Dorchester South and Dorchester West railway stations provide direct mainline services to London Waterloo and Bristol Temple Meads.

The town also boasts a wide selection of sports clubs, including rugby, football, cricket, tennis, squash, and golf at Came Down, located just a short distance away. For water sports enthusiasts, Weymouth and Portland offer excellent opportunities for sailing and coastal activities. For those who enjoy the outdoors, there are numerous footpaths and bridleways offering access to the beautiful surrounding countryside, as well as to the stunning Jurassic Coast, a UNESCO World Heritage Site.

## DIRECTIONS

What3words:///coffee.officials.robot

## SERVICES

Mains gas, water, electricity and drainage.

Gas fired central heating.

Broadband - Ultrafast speed available

Mobile - Mobile coverage is likely available outdoors, though may be limited indoors (<https://www.ofcom.org.uk>)

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



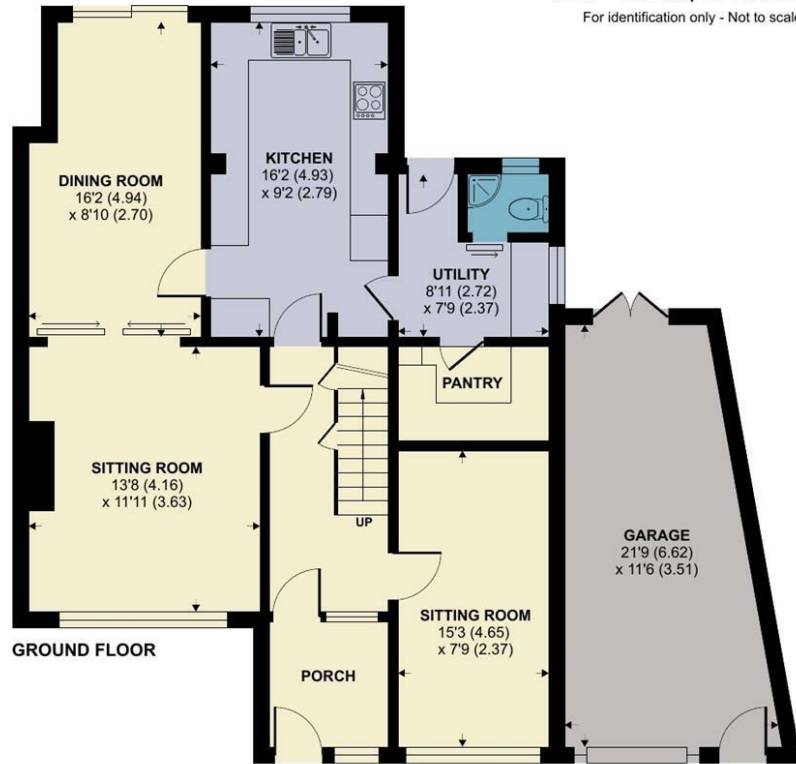
## Weatherbury Way, Dorchester

Approximate Area = 1485 sq ft / 137.9 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1686 sq ft / 156.5 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1307333



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Dorchester/SXP/17.06.2025



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