



Symonds  
& Sampson

Weatherbury Way

Dorchester, Dorset



# 36

## Weatherbury Way, Dorchester Dorset, DT1 2EF

Spacious four bed family home with south-facing garden, garage & ample parking in a sought-after Dorchester location.



- Detached family home
- Four bedrooms, including en suite
- Kitchen/breakfast room with separate utility and WC
  - Bright rear conservatory overlooking the garden
  - South-facing rear garden with mature planting and privacy
- Large brick-paved driveway with ample off-road parking
  - Integral garage
  - No forward chain

Guide Price **£595,000**

Freehold

Dorchester Sales  
01305 261008  
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## THE PROPERTY

A spacious and well-presented four-bedroom home situated in a sought-after location.

The property is entered via a porch leading into the entrance hall. The sitting room is generously proportioned which features a gas fire and double doors open through to the dining room. At the heart of the home is the kitchen/breakfast room with a range of fitted wall and base units and space for appliances. From here, a door leads to a handy utility room offering additional storage and access to a downstairs WC.

To the rear, a conservatory provides a light-filled space that enjoys views over the garden and connects seamlessly with the kitchen.

Upstairs, the property offers four well-sized bedrooms. Bedrooms two and three benefit from built-in wardrobes, while the principal bedroom also includes fitted wardrobes and an en suite shower room. A family bathroom serves the remaining bedrooms.

## OUTSIDE

The south-facing rear garden has been beautifully maintained, featuring established flower borders, mature shrubs, and trees that provide both colour and privacy.

To the front, a generous brick-paved driveway offers ample off-road parking and leads to the integral garage.

## 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.





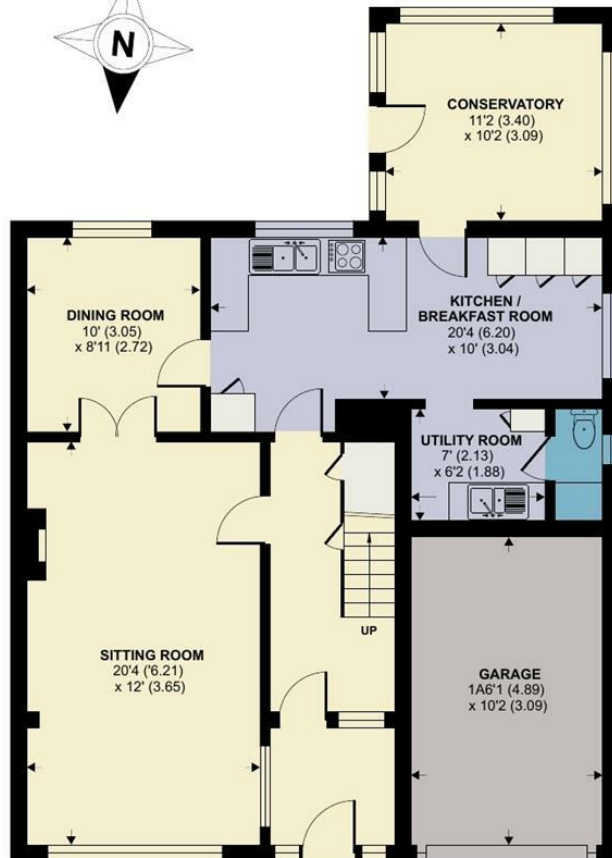
# Weatherbury Way, Dorchester

Approximate Area = 1588 sq ft / 147.5 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1744 sq ft / 161.9 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: 1302928



## DIRECTIONS

What3words:///adjust.trailers.trickster

## SERVICES

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

Broadband - Ultrafast speed is available

Mobile - There is mobile coverage in the area; please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: E

(Dorset Council - 01305 251010)

## AGENTS NOTE

We are informed by the vendor that the gas fire has been disconnected for safety as the chimney has been capped.

## 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>		
	62	75
	EU Directive 2002/91/EC	

Dorchester/ATR/17.07.2025 rev



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