

Symonds
& Sampson



74 Manor Road
Dorchester, Dorset

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Dorchester, Dorset,
DT1 2AZ

A substantial 1940s family home offering four to five double bedrooms, situated on one of Dorchester's most sought-after roads. The property features a large south-facing rear garden, garage, and ample parking.



- Extensive and flexible accommodation
- Prime road in the Manor Park area of Dorchester
 - Large south-facing rear garden
 - Garage and ample off-road parking
 - Generous living areas
- En suite shower room to master bedroom
 - Optional downstairs bedroom

Guide Price **£810,000**

Freehold

Dorchester Sales
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INTRODUCTION

Built in 1946, this detached property offers well-proportioned accommodation and has been extended to both the sides and rear. Many of the rooms enjoy a dual aspect and as such are filled with natural light. The home sits on an unusually generous plot for a town location, featuring a glorious south-facing rear garden.

THE PROPERTY

You enter the property into a spacious entrance reception room with a dual aspect and fitted wall lights. From here, a central hallway provides access to the other reception rooms and includes an understairs storage cupboard.

The extended main sitting room measures over 30 feet in length and features French doors leading to the rear garden, a fireplace with electric fire, wall lights, and double doors opening through to the kitchen, creating an open and flowing layout.

The kitchen/breakfast room is well proportioned and fitted with white units offering ample storage, drawers, and generous work surface space. It includes a gas and electric range cooker, wall-mounted gas central heating boiler, and plumbing for both a washing machine and dishwasher. There is ample space for a dining table with direct access to the rear garden, perfect for family living and entertaining.

Off the kitchen lies a more formal dining room, ideal for hosting guests or family meals. The snug is a bright and versatile room with a box bay window, offering an excellent option for a home office or potential fifth bedroom if required.

Upstairs, the landing provides access to a built-in cupboard, loft hatch, the family bathroom, and four generously sized double bedrooms. The master bedroom enjoys a dual aspect and benefits from an en-suite shower room.

OUTSIDE

A key feature of this home is the extensive rear garden, which is rare to find in central Dorchester. The garden is predominantly laid to lawn and includes two attractive May trees, a Cedar tree, and several small fruit trees. At the rear of the property, a patio seating area spans the full width of the house, perfect for outdoor entertaining.

The extended garage features an up-and-over door and an additional side access door, with space at the far end for a workshop overlooking the garden. To the front, there is ample hardstanding providing parking for multiple vehicles.

SITUATION

This property is situated in one of the more sought after roads within Dorchester, a tree lined avenue just a short walk from the town centre.

The county town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, café/bars and cinemas including the Brewery Square development with its variety of shops and restaurants centred around a fountain square.

The property falls within the catchment area of several highly

regarded schools, and Dorset County Hospital is also close by. The town is home to a wide selection of sports clubs, including cricket, rugby, football, tennis, and golf. For outdoor enthusiasts, there are numerous footpaths and bridleways to explore the beautiful surrounding countryside.

Dorchester South and Dorchester West train stations provide direct rail links to London Waterloo and Bristol Temple Meads respectively. Cross-channel ferry services are available from nearby Poole and Weymouth.

DIRECTIONS

What3words///bangle.hairspray.emails

SERVICES

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

Broadband - Ultrafast speed 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)





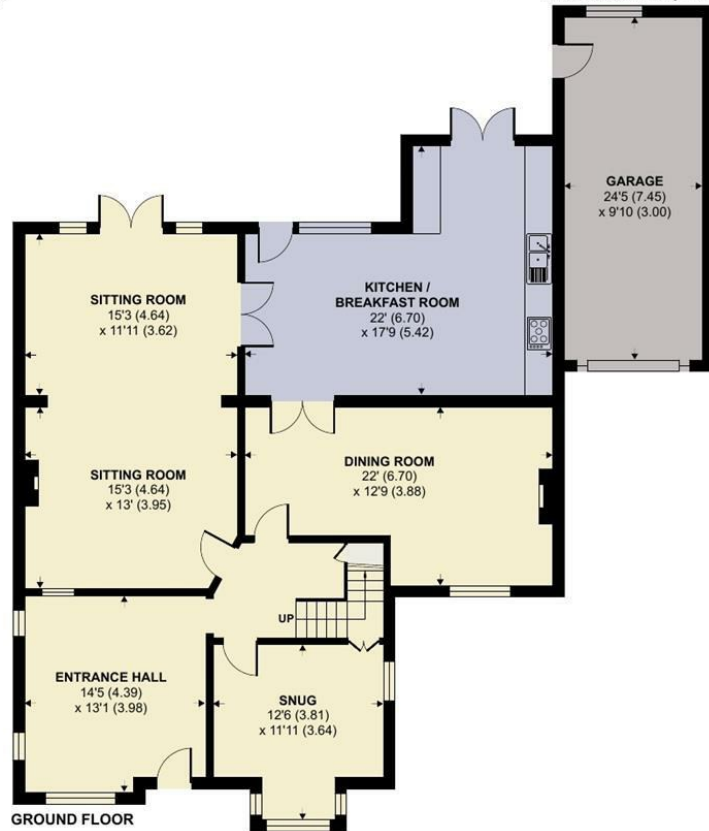
Manor Road, Dorchester

Approximate Area = 2240 sq ft / 208.1 sq m

Garage = 241 sq ft / 22.3 sq m

Total = 2481 sq ft / 230.4 sq m

For identification only - Not to scale



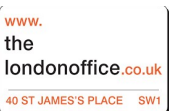
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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: 1356520



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