



GUEST HOUSE
AQUILA
HEIGHTS
DORCHESTER

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HEIGHTS
DORCHESTER
Welcome
Guest Parking →

GAS
17

Maiden Castle Road
Dorchester

 **PARKERS**
PRESTIGE COLLECTION





This substantial, detached property can be located on Maiden Castle Road in Dorchester. The property is currently set up as Aquila Heights Guest House however, change of use to residential is currently being sought. The property features a majority of double-glazed windows and boasts a wealth of accommodation including two reception rooms, a kitchen and separate utility room, a good-size conservatory, nine bedrooms with one offering versatility to be utilised as a reception room and en-suite shower rooms to the majority of bedrooms, family shower room and a ground floor WC. Externally, the property enjoys an enclosed garden and tarmaced driveway providing off-road parking for several cars. Commercial EPC rating D.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.



Entrance to the guest house is via a door which takes you through to an internal porch area. From there a further door takes you to the spacious entrance hall with the ground floor WC situated to the rear of the property on the right-hand side.

There are currently two reception rooms on the ground floor, currently utilised as a sitting room and dining room. Both rooms feature front aspect bay windows and generous dimensions.

The kitchen is fitted with a range of wall and base level units with roll top worksurfaces over. There is space for appliances and a central island with breakfast bar. The separate utility room provides an additional sink and houses both boilers.

Also situated on the ground floor is bedroom seven. The room is double in size with an en-suite shower room, access to the conservatory and can be utilised as an additional reception room.

The conservatory adds further living accommodation to the property and provides direct access to the garden.

There are two staircases that rise to the first floor where the bedrooms and family shower room are situated.

There are six bedrooms on the first floor, all benefitting from a front, rear or side aspect window allowing plentiful natural light to enter the rooms. Bedrooms one to four additionally benefit from an en-suite shower room.

Another set of stairs rise to the second floor where two further bedrooms can be located. There is also an en-suite shower room to one of the bedrooms.

Externally, the property benefits from a private, predominantly lawned garden with an area of paving and pedestrian gated access. There is an EV charging point and to the front and side of the property is a tarmaced driveway offering ample off-road parking.



Maiden Castle Road, Dorchester, DT1

Approximate Area = 3506 sq ft / 325.7 sq m (excludes lean to)
 Limited Use Area(s) = 175 sq ft / 16.2 sq m
 Total = 3681 sq ft / 341.9 sq m
 For identification only - Not to scale



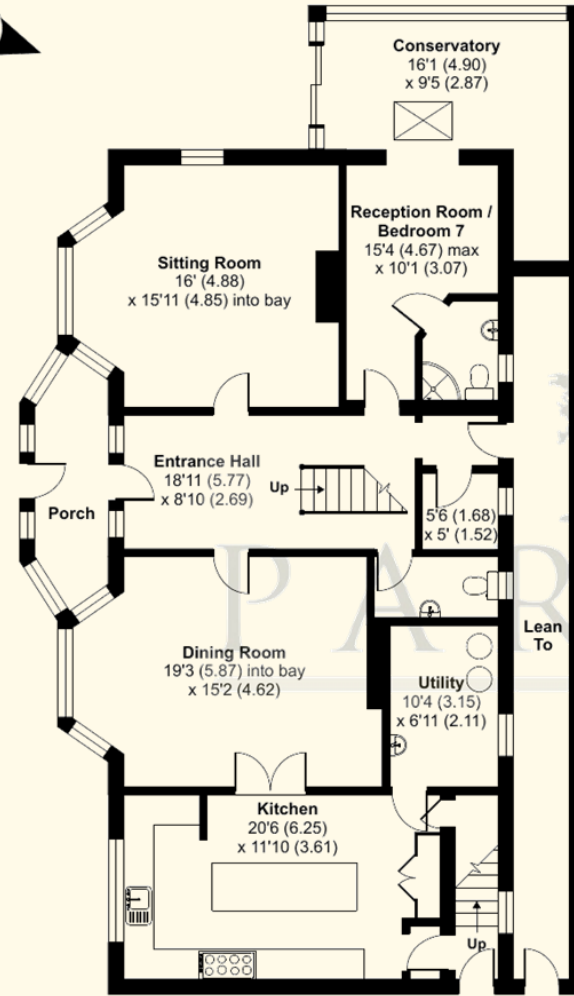
Services:
 Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:
 Dorset Council
 County Hall
 Colliton Park
 Dorchester
 DT1 1XJ

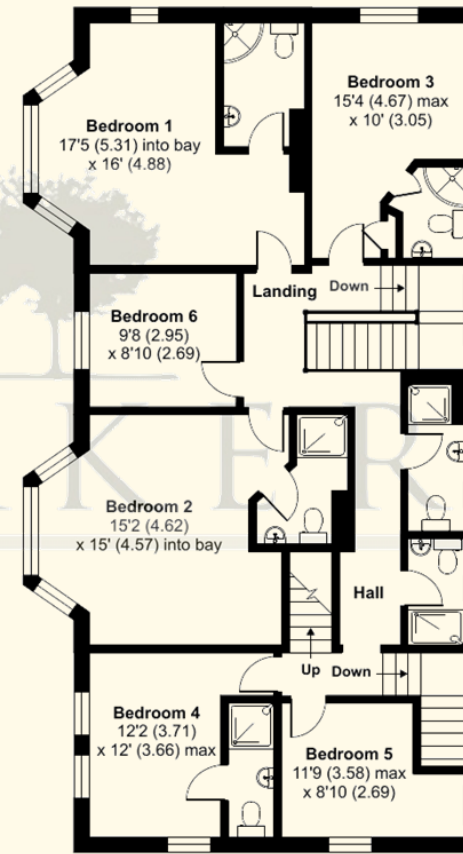
Tel: 01305 211970

Council tax band is currently A however, this may change once change of use to residential has been sought.

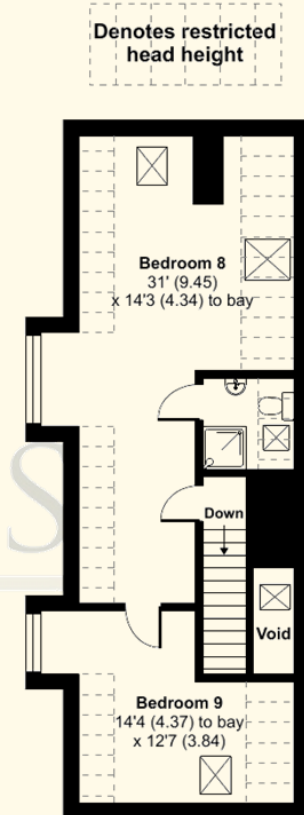
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1080998