



PARKERS
FOR SALE
01202 310001

86
High Street

High Street
Fordington

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated within a designated conservation area, this Grade II Listed, family home is located in the popular area of Fordington, Dorchester. Accommodation includes a lovely sitting room, kitchen and two separate utility rooms, conservatory, study, four double bedrooms with a Jack and Jill shower room to the main bedroom and family bathroom. Externally, there is a substantial rear garden with a south-westerly facing aspect and parking to the side of the home for one car, with a lowered curb. EPC rating C.

The property is situated in Fordington, an attractive and much sought after residential area conveniently located for access to the town centre with its shops, eateries and supermarkets. The property is also a short walk away from Fordington Surgery. Dorchester South and Dorchester West train stations are located in the town and provide mainline train services to London Waterloo and Bristol Temple Meads. The County Town provides a number of highly regarded schools and is in the school catchment area, and within walking distance, of Manor Park First school and St. Osmund's Middle school. Being in close proximity to rural footpaths, there are outstanding walking and riding opportunities across the surrounding countryside and along the World Heritage Jurassic Coastline.



Upon entry you are taken through to the property's hallway, where access can be gained to several principal rooms.

The sitting room has a cosy feel with large open inglenook fireplace and wood burner, fitted storage and feature staircase.

The kitchen is fitted with a range of wall and base level units with worksurfaces over, flag stone flooring and underfloor heating throughout. There is space provided for appliances and ample room for dining furniture. A set of French doors lead through to the conservatory and a single door takes you to one of the utility rooms.

The first utility room is furnished with ample fitted storage and houses the ground floor WC. The second utility room is accessed via the first and provides an additional sink and work surface and direct access to the rear garden.

Flag stone flooring and underfloor heating continues into the conservatory, a good-size room with weather sensors and heat reflecting blinds. Bi-fold doors open onto the garden.



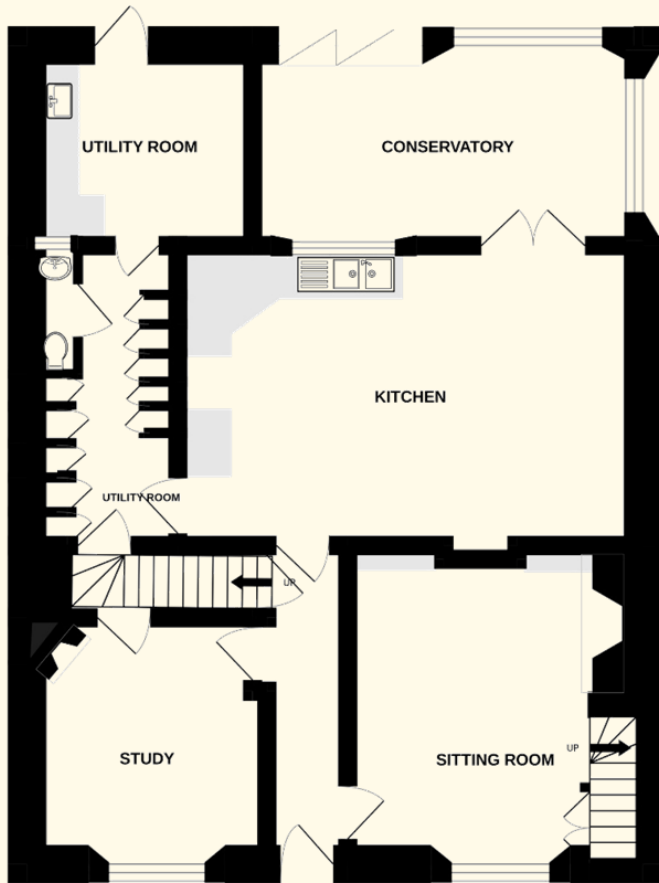
Also located on the ground floor is the study, adding further living accommodation to the property with open fire and front aspect window, allowing plentiful natural light to enter the room.

There are four bedrooms at the property, all double in size and with either a front or rear aspect window. Bedroom one further benefits from a Jack and Jill shower room with WC and wash hand basin.

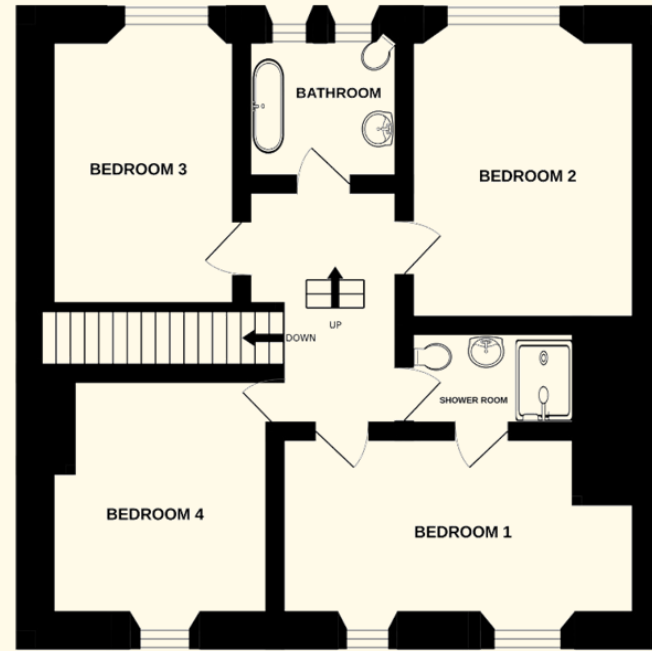
The family bathroom comprises a free-standing roll top bath, WC, heated towel rail and wash hand basin. The room is finished with vinyl flooring throughout.

To the rear, there is a sizeable garden, approximately 40 metres long with a south-westerly facing aspect. There is a patio area creating an ideal space to place outdoor furniture, raised beds and side pedestrian access. A garden shed with power, bike store, greenhouse and log store are also offered at the property. To the side of the house, there is parking for one car.

GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Notes:

Broadband speed – 1GB line.

There is CCTV fitted at the property.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Room Dimensions:

Sitting Room
Kitchen
Utility Room
Second Utility Room
Conservatory
Study

4.62m x 4.27m (15'02" x 14'00") max
6.73m x 4.34m (22'01" x 14'03") max
4.32m x 2.95m (14'02" x 9'08") max
2.92m x 2.67m (9'07" x 8'09")
5.72m x 2.90m (18'09" x 9'06")
3.68m x 3.48m (12'01" x 11'05") max

Bedroom One
Jack and Jill Shower Room
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

18'11" x 9'04" (5.77m x 2.84m) max
8'10" x 5'05" (2.69m x 1.65m) max
4.34m x 3.61m (14'03" x 11'10")
4.34m x 3.56m (14'03" x 11'08")
3.71m x 3.45m (12'02" x 11'04") max
3.05m x 2.34m (10'00" x 7'08")