



Orchard Street  
Dorchester



PARKERS  
PROPERTY CONSULTANTS & VALUERS



Situated in a designated conservation area, this mid-terraced home is on a quiet and tranquil street right in the centre of Dorchester town and is within close proximity to a riverside walk. The property enjoys a southerly facing garden and accommodation comprising a spacious sitting/dining room, kitchen, two double bedrooms, loft storage space and modern bathroom.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers 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. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



A wooden door beneath a storm porch, with traditional Victorian style tiling, gives access to a porch area creating an ideal space to decant outdoor wear. From there, a bespoke handmade wooden door leads to the property's hallway, with access offered to both ground floor rooms. There is also an understairs storage cupboard located in the hall.

The sitting/dining room is spacious in size and benefits from a fireplace with Chesney log burner insert and mantle. There is space for both dining and living furniture and the room receives plentiful natural light via a dual aspect. The room is complete with Victorian style radiators and antique oil, distressed European oak flooring.

The kitchen is well appointed with bespoke worktops and units, tiled splashback and luxury woven lino flooring with underfloor heating. There is a butler sink with mixer tap and space allocated for appliances. A stable door provides direct access to the garden.

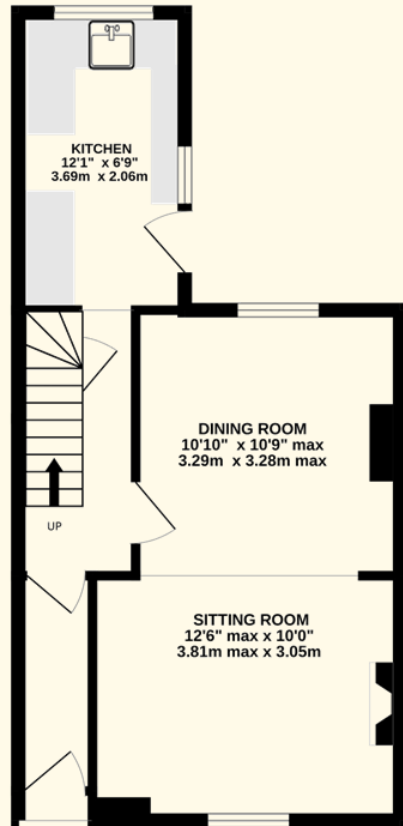
The style and character continues to the first floor where the bedrooms and bathroom are situated.

Both bedrooms are double in size and benefit from fitted storage. The newly fitted bathroom is furnished with a panel enclosed bath with shower attachment and part shower screen, WC and wash hand basin with storage below. The room is finished with Antico wood-effect flooring, under-floor heating and an extractor fan.

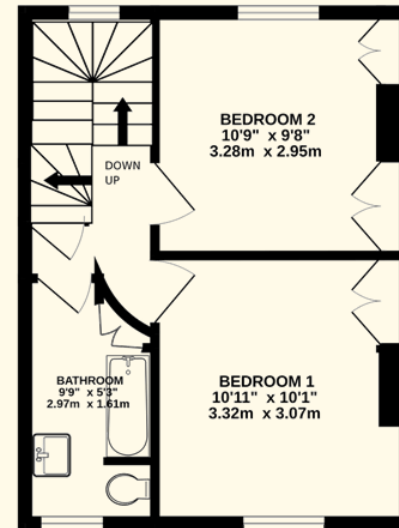
An additional set of stairs rise to the loft storage space.

Externally, the garden has been landscaped to create three tiers, with two areas of Tandoor limestone patio making ideal spaces to place outdoor living furniture and established climbers and shrubs.

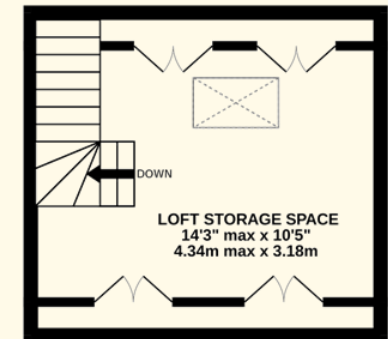
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR  
187 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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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**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 B.

**Flood Risk:**

Surface water - Very low.

Rivers and the sea – Very Low.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**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.