



Prince of Wales Road
Dorchester



This stunning, detached family home is ideally situated within close proximity to Dorchester town centre and has been finished to a high standard throughout with accommodation including a large open-plan kitchen and living space with separate utility room, further reception room, an office, five double bedrooms with en-suite facilities to bedrooms one and two, family bathroom and ground floor WC. Externally, there is a wrap-around garden to the side and rear with outbuildings and driveway to the front providing ample off-road parking along with a single garage. 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. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



Upon entry, you are taken into the property's hallway, with access offered to the principal ground floor rooms and WC.

Herringbone style flooring flows into the spacious open-plan kitchen/living space with ample room for both dining and living furniture and bi-folding doors which give direct access onto the side garden. A wood burner serves the living area. The kitchen is fitted with a range of 'shaker style' wall and base level units with oak worksurfaces over. Integral appliances include a fridge-freezer, wine fridge and dishwasher. A central island with quartz worksurface, houses the inset sink with water softener and Quocker boiling water tap and creates a breakfast bar area. A separate utility room offers further storage options and space for additional appliances.

The second reception room adds further living accommodation to the property with wall-hung fire and French doors to the garden. A single door gives access to the office with fitted storage options.

A set of stairs rise from the hall to the first floor where the bedrooms and family bathroom are situated.

All bedrooms are double in size and both bedrooms one and two are accompanied by en-suite facilities. Bedroom one additionally benefits from a plethora of fitted wardrobes.

The family bathroom has been tastefully fitted with a suite comprising a free-standing bath, separate shower cubicle, wash hand basin with vanity storage and WC. The room is complete with part-tiled walls and tiled flooring.

A patio area abuts the property, creating an ideal space to place outdoor living furniture and lawn extends the remaining length of the garden. A path leads to a selection of outbuildings which offer versatile use. There is an area of artificial grass and raised decking to the rear of the home. Off-road parking is offered to the front of the property and the garage has light, power and an up and over door.

Agents Notes:

Please note the solar panels are owned outright.

Please also note the property is located within a designated conservation area.

Flood Risk:

Surface water – Very low risk.

Rivers and the sea – Very low risk.

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

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is F.



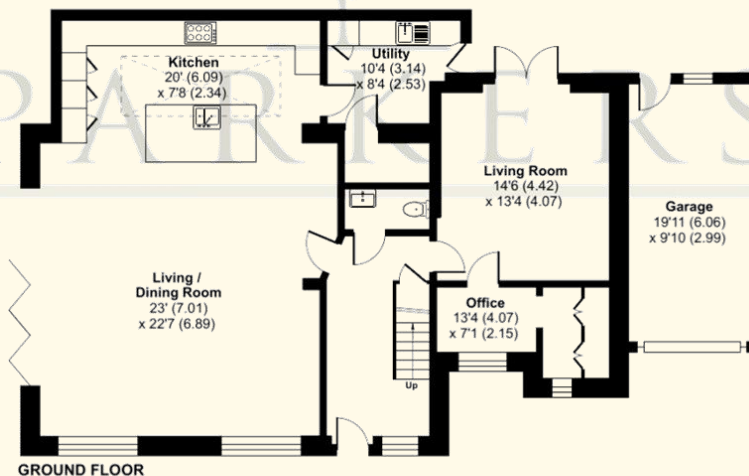
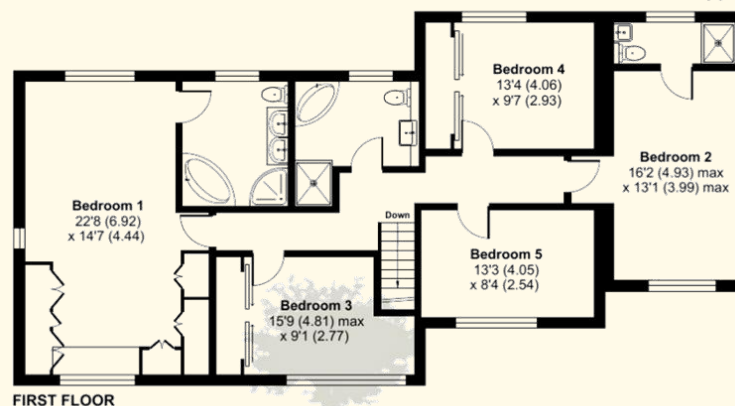
Prince Of Wales Road, Dorchester, DT1

Approximate Area = 2483 sq ft / 230.6 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 2678 sq ft / 248.7 sq m

For identification only - Not to scale



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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Parkers Estate Agents. REF: 1221267