



North Square
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO ONWARD CHAIN is this unique Grade II Listed family home, located in a designated conservation area and within the heart of Dorchester, offering an exceptional blend of historic charm and modern living. With five bedrooms, five reception rooms, four bathrooms and more, the property provides substantial accommodation that has been beautifully designed by the current sellers. A standout feature of the home is its remarkable cellar, adding both character and potential for further use, to suit whatever needs required. The courtyard garden offers a peaceful retreat, receiving a sunny westerly facing aspect and laid to shingle with raised planters. EPC rating C.

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.





Ground Floor:

At the heart of the ground floor lies an additional spacious hall, housing access to a standout feature of this impressive property. A motorised glass hatch provides an entrance in to the cellar below, currently utilised as a private gym, but beyond, there is an exceptionally large storage room, which in turn opens out to the wine cellar.

The property offers five reception rooms, offering exceptional versatility to be adapted to suit a variety of needs including, dining, living, entertaining and even a playroom or hobby room. Each room is tastefully styled and immaculately presented, reflecting a high standard throughout the home. The two largest reception rooms are particularly impressive, featuring expansive bay windows that flood the spaces with natural light and emphasize their substantial dimensions, creating a bright and welcoming atmosphere.

The kitchen is fitted with a range of grey 'shaker style' wall and base level units with granite worksurfaces over and tiled splash back. Integral appliances include two wine fridges, an electric oven and electric four-ring hob with extractor hood above. Space is allocated for further appliances. A ground floor WC provides space for a washing machine.



First Floor:

The style and presentation of the property continues to the first floor where three of the five bedrooms and two of the four shower rooms are situated. There is also a WC.

Bedroom one is generously proportioned and benefits from a spacious en-suite shower room with a double sink unit with storage and WC. Bedroom two is also accompanied by an en-suite shower room, plus a walk-in wardrobe.

Second Floor:

On the second floor, are the remaining bedrooms, shower rooms and also a utility/storage room. The bedrooms are king-sized rooms and receive plentiful natural light via front aspect windows. Both shower rooms are well-appointed, each thoughtfully designed and fitted with modern shower cubicles, WCs, and elegant wooden wash hand basin units. The rooms are complete with marble-effect porcelain tiled flooring.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

Services:

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



Denotes restricted head height

Broadband:

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile service indoor is listed as likely and limited depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

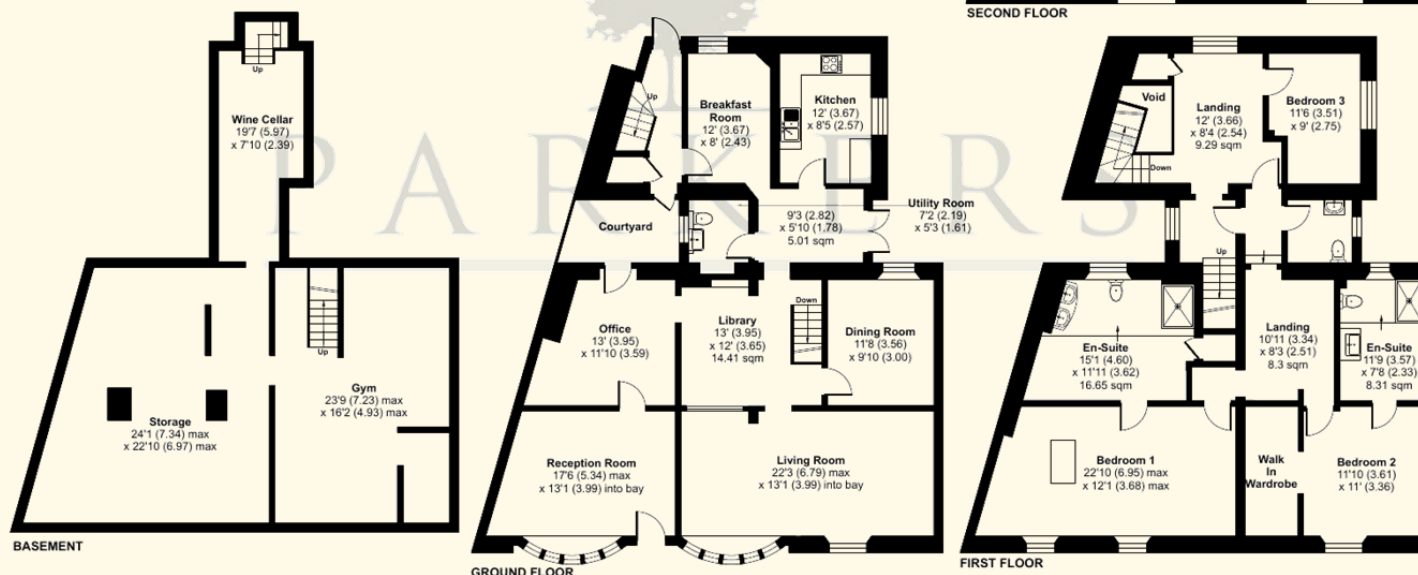
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

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). © n̄checom 2025. Produced for Parkers Estate Agents. REF: 1286137

North Square, Dorchester, DT1

Approximate Area = 4395 sq ft / 408.2 sq m(excludes void)

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 4440 sq ft / 412.3 sq m

For identification only - Not to scale