



High Street  
Dorchester





This beautifully presented, three-bedroom, mid-terrace home is situated in the sought-after area of Fordington, Dorchester and within a designated conservation area. The property boasts characterful features with modern updates, whilst retaining its charm, offering a warm and inviting atmosphere throughout. Further accommodation includes a front aspect lounge, kitchen and bathroom. Externally, the home enjoys a southerly facing enclosed courtyard garden to the rear. EPC rating C.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.





## Ground Floor:

An entrance door welcomes you into the property's hallway, with access granted to all ground floor accommodation. Located to the rear of the hallway, there are three useful storage cupboards. Original flag stone flooring continues into the kitchen.

The kitchen is fitted with a range of cream wall and base level units with wooden worksurfaces over and tiled splash back. There is an integral fridge and space is allocated for further appliances.

The lounge is flooded with natural light via a front aspect window and additionally features a central open-fire place and timber flooring.

## First Floor:

On the first floor, is the principal bedroom and family bathroom.

The bedroom is double in size and benefits from a log burner for a cosy aspect.

A stylish family bathroom is furnished with a panel enclosed bath with shower attachment, corner shower cubicle, WC and wash hand basin.

## Second Floor:

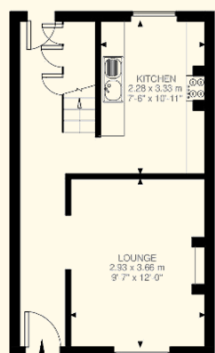
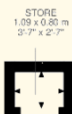
Both remaining bedrooms are located on the top floor, with bedroom two being another double room.

A good size eaves storage space is also located on the second floor.

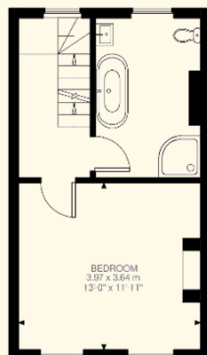
## Outside:

The private and enclosed rear courtyard garden enjoys a bright, southerly aspect, providing the ideal setting for outdoor dining and relaxation.

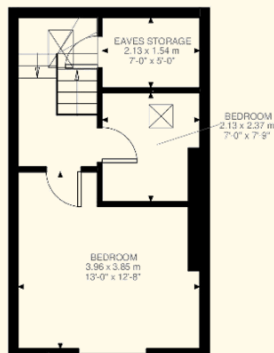
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Ground Floor  
318 ft²



First Floor  
312 ft²



Second Floor  
270 ft²

High Street Fordington DT1

Approximate Gross Internal Area

83.63 SQ.M / 900 SQ.FT

(EXCLUDING EAVES STORAGE/STORE)

EAVES STORAGE/STORE 4.51 SQ.M / 49 SQ.FT

INCLUSIVE TOTAL AREA 88.17 SQ.M / 949 SQ.FT



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

### 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#>

### Broadband:

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

Mobile service indoor is listed as limited and outdoor is likely.

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

### 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 B.

**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.