



Barnes Way
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in the highly sought-after area of Manor Park in Dorchester, is this semi-detached home, which has been thoughtfully extended and adapted by the current owners to create a lovely family home. Accommodation comprises three reception rooms, a kitchen, separate utility room (with shower cubicle and WC), four bedrooms, and a family bathroom. Outside, the property boasts an enclosed rear garden, alongside a courtyard front garden, garage and driveway providing off-road parking. EPC rating D.

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.



The property benefits from two access points, with the current owners favouring the entrance that opens into a spacious porch, creating the perfect spot to decant outdoor wear before heading into the property's hallway. The room can be adapted to be utilised as a study space, with a set of French doors opening directly onto the front garden. The ground floor of the property features porcelain tiles throughout, complete with underfloor heating.

The three reception areas are semi open-plan, cleverly connected by openings that create a seamless flow while still defining each space. This layout offers flexibility for modern family living and entertaining. At the heart of the sitting room is a central wood burner, providing a warm and inviting focal point.

The kitchen is fitted with a range of 'shaker style' neutral wall and base level units with worksurfaces and tiled splash back. Space is allocated for appliances.



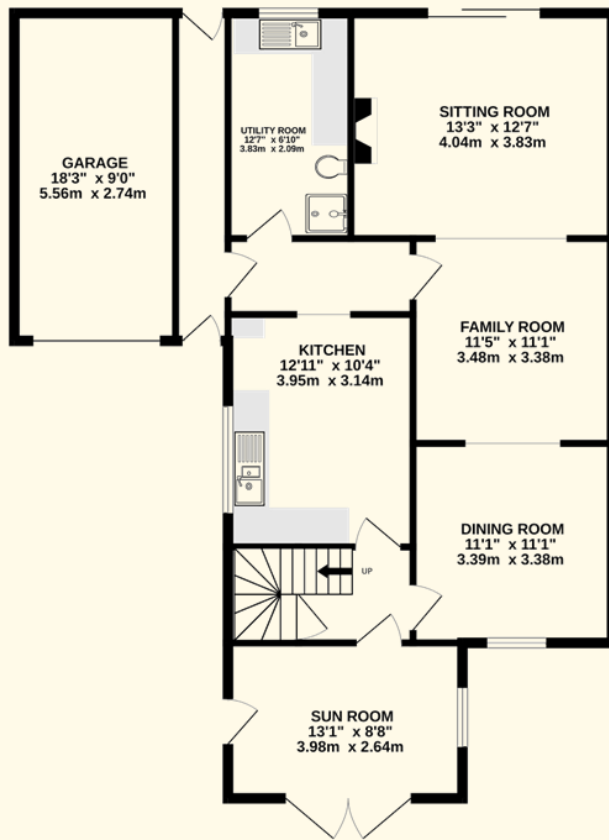
A separate utility room provides further storage options and space for additional appliances. Also housed in the utility room, is a shower cubicle and WC.

On the first floor, there are three bedrooms, served by a family bathroom furnished with a suite including a free-standing roll-top bath, WC and wash hand basin. The room is complete with fully tiled walls and flooring.

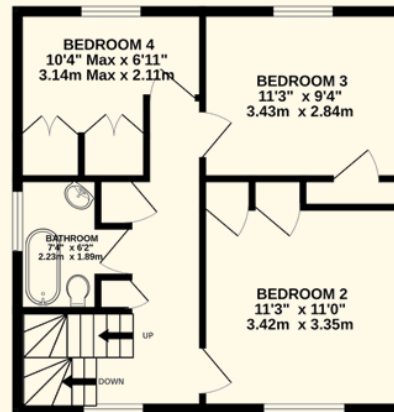
The remaining bedroom is located on the second floor and benefits from fitted wardrobes and a wash hand basin.

The front garden has been thoughtfully designed to offer a pleasant space for alfresco dining, making the most of the sunny mornings. To the rear, the garden features a combination of a paved patio, an area laid with low-maintenance artificial grass, and a raised decked seating space. Mature plants, shrubs, and trees add colour and privacy. In addition, the home offers a garage and driveway.

GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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.

Made with Metropix ©2025

Agents Notes:

Please note there is a shared driveway and maintenance is agreed on an as and when basis.

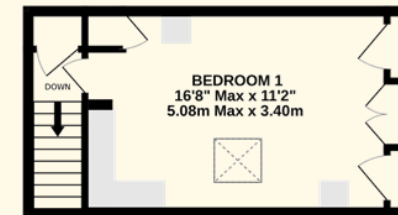
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is C.

2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



Services:

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

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, superfast broadband and ultrafast 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>

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.