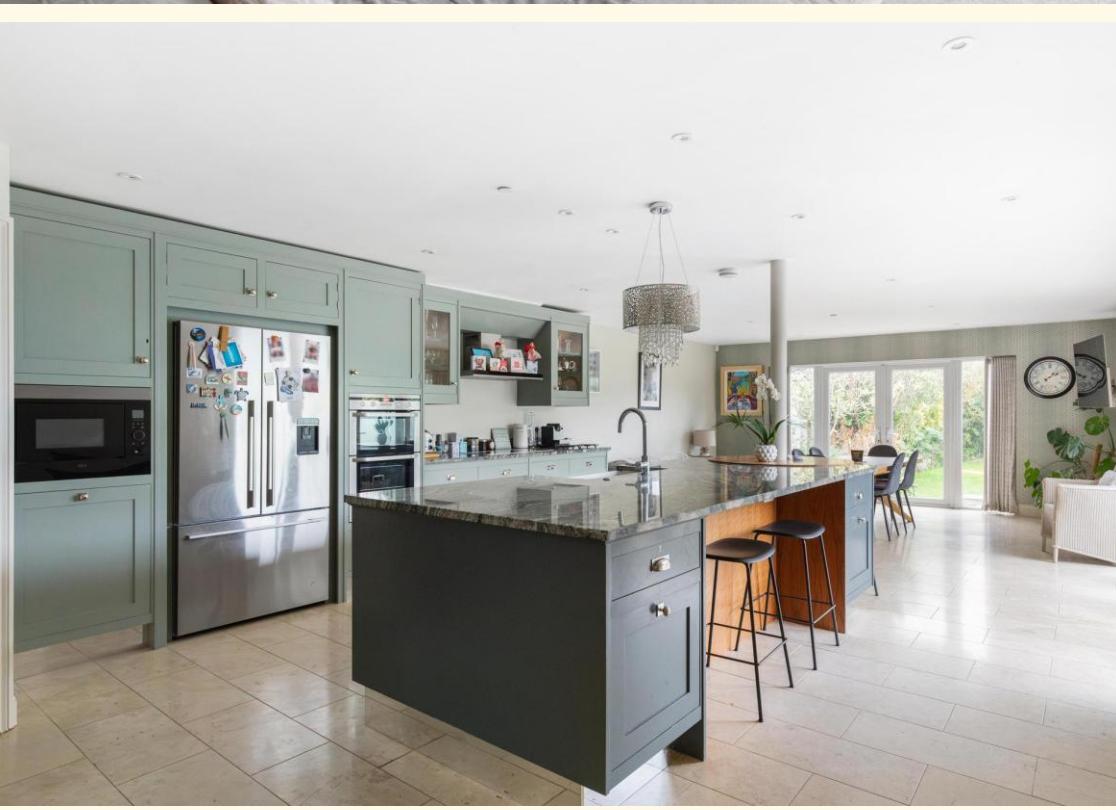




Icen Way  
Dorchester





This stylish and imposing mid-terrace home is situated within walking distance of Dorchester town centre and offers generous and versatile accommodation arranged over four floors. The property offers the perfect blend of character and modern style and features a large, open-plan kitchen; three reception rooms, six bedrooms, four of which benefit from en-suite facilities, cinema room, sun room, cloakroom, and a family bathroom. There is also an excellent range of storage solutions throughout the principal residence and electric underfloor heating is fitted to all en-suite and bathroom areas. The lower ground floor offers a self-contained, one bedroom annexe with kitchen and bathroom facilities and a private entrance. EPC rating C.

The lower-ground floor of this wonderful home offers a self-contained annexe comprising of a reception room served by a kitchen, storage space, a double bedroom, and a bathroom. This level also houses the garage and a cinema room where there are two staircases leading up to the ground floor.

The main residence is presented over a further three floors. An external set of stairs lead to the front door opening onto the impressive hallway providing access to all ground-floor rooms and setting the tone for this elegant and impressive residence.





The generous front-aspect sitting room opens onto a rear aspect dining area with French doors overlooking the garden. This reception space boasts generous proportions and retains original features, including high ceilings, ornate coving, picture rails and two stunning feature fireplaces with a fitted log burner to the sitting room fireplace. The ground floor further offers a front aspect study, ideal from those working from home, and there is a separate games room offering flexibility to the accommodation. This room is accessed via the hallway and a fabulous 'secret door' within the room!

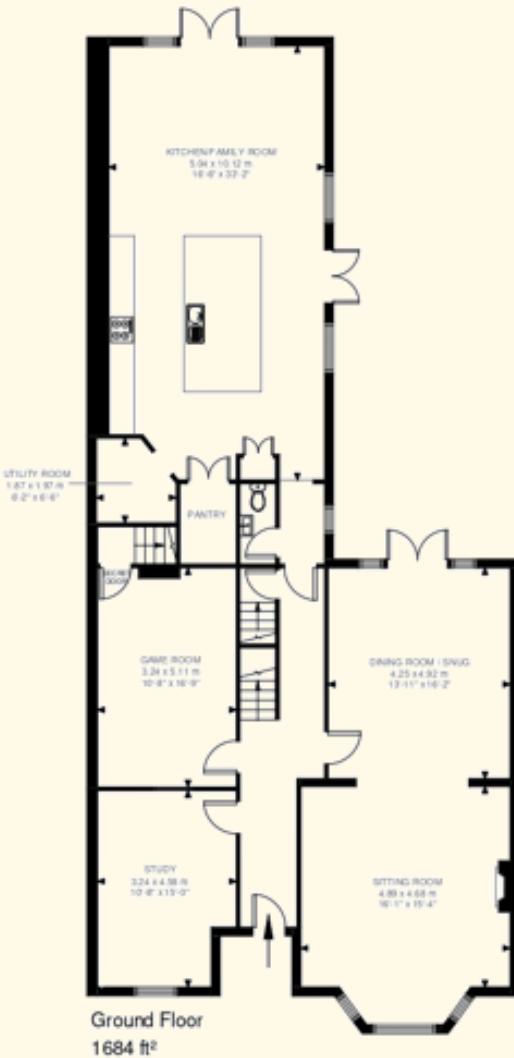
The impressive open-plan, bespoke kitchen is an extension to the original building. Crafted by Smallbone of Devizes, it incorporates a range of units with granite worksurface, and a separate central island with inset Butler sink and circular breakfast bar. There are a number of integrated appliances including Insinkerator, Neff induction hob, with Siemens fume hood, AEG double oven, Fisher and Paykel, American style, fridge/freezer and Miele Dishwasher, wine cooler and microwave. A door leads to a separate utility with plumbing and space for a washing machine and tumble dryer and there is a separate pantry. French doors open onto the rear garden. There is a convenient ground floor WC.

Located on the first floor, is a generous principal bedroom filled with natural light from two front-aspect windows. The room benefits from a walk-in dressing room and a luxurious en-suite furnished with a double-ended bath, separate shower, WC, and his 'n' hers vanity basins set within generous storage cabinets. There are two further double bedrooms also offered with storage options and en-suite facilities.

Stairs rise to a half landing where the family bathroom is situated, and stairs continue up to the second-floor hosting three further double bedrooms. All rooms are generously sized, with bedroom five benefitting from its own en-suite. The sun room is a wonderful addition to this exceptional home, and is flooded with natural light.

Externally, there is a fully enclosed generous rear garden. Mainly laid to lawn with flower bed borders, mature trees and shrubs and an area of paved patio abutting the property, the garden offers a fabulous outside space. There is a single garage and off-road parking for two cars, ideal for its central location.

Situated in 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 including cinemas, museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. 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. The catchment schools are very popular with those in and around the Dorchester area and 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.



**Icen Way, DT1**  
Approximate Gross Internal Area  
426.96 SQ.M / 4596 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 19.54 SQ.M / 210 SQ.FT  
INCLUSIVE TOTAL AREA 446.50 SQ.M / 4806 SQ.FT

KEY: CH = Ceiling Height  
Restricted Head Height



**Local Authorities:**  
Dorset Council,  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ  
Tel: 01305 211970  
Council tax band F.

**Services:**  
Mains electricity, water and drainage are connected.  
Gas fired central heating.  
  
**Agent Note:**  
The property is located within a conservation area.

**Broadband and Mobile Service:**  
At the time of the listing, standard, superfast and ultrafast broadband are available.  
  
Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.  
  
For up-to-date information please visit <https://checker.ofcom.org.uk>

**Flood Risk:**  
Enquire for up-to-date details or check the website for the most current rating.  
<https://check-long-term-floodrisk.service.gov.uk/risk#>  
  
**Stamp Duty:**  
Stamp duty is likely to be payable on this property dependent upon your circumstance.  
Please visit the below website to check this.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>