

Symonds
& Sampson

38 St. Georges Road
Dorchester, Dorset

38

St. Georges Road

Dorchester, Dorset
DT1 1PA

A 1950s 2-bedroom end-of-terrace house in Dorchester, set on a generous corner plot with a large garden and presented in excellent decorative order.



- Generous corner plot
- Potential off-street parking (subject permissions)
 - Excellent decorative order throughout
 - Cosy sitting room with wood stove
 - Stylish single-storey kitchen extension
 - Space for vegetable garden or greenhouse
 - Timber garden shed with power connected
 - Close to Dorchester town centre amenities

Guide Price **£280,000**

Freehold

Dorchester Sales
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THE PROPERTY

A well-presented 1950s end-of-terrace house, constructed in traditional brick and ideally located close to the centre of Dorchester in the popular Fordington area. The property has been thoughtfully refurbished by the current owners and features a superb single-storey rear kitchen extension with stylish fitted units, an integrated electric hob and oven, and space with plumbing for a washing machine, dishwasher, and tall fridge/freezer.

The sitting room is bright and welcoming, centred around a fireplace with a wood-burning stove. Stairs rise to the first floor, with useful understairs storage, while the ground floor also offers a modern bathroom, fitted with a white suite and a shower over a P-shaped bath.

Upstairs, there are two well-proportioned bedrooms.

OUTSIDE

A generously sized corner plot provides garden space to the front, side, and rear, predominantly laid to a low-maintenance lawn, offering a versatile canvas to create your ideal outdoor space. The garden is attractively enclosed by mature hedging and small trees, providing both privacy and greenery. Established flower borders complement the ample space for a vegetable patch or greenhouse, perfect for those with green fingers.

To the rear of the property, a high-quality timber garden shed with power connected offers excellent storage or could serve as a hobby or practical workspace.

SITUATION

St. George's Road is situated on the eastern fringe of Dorchester, close to the edge of Fordington. The area benefits from a nearby convenience shop and Fordington Green, where you will find a traditional fish and chip shop and a coffee shop - well worth a visit. The property also falls within the catchment area of several highly regarded schools.

Dorchester town centre offers a wide range of amenities alongside the vibrant and prestigious Brewery Square development, which features an array of shops, dining options, and a cinema. Dorset County Hospital is also nearby. Dorchester is home to numerous sports clubs, including cricket, rugby, football, tennis, and golf.

Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads respectively, while cross-channel ferry services are available from both Poole and Weymouth.

DIRECTIONS

What3words:///travel.overlooks.lifters

SERVICES

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

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

MATERIAL INFORMATION

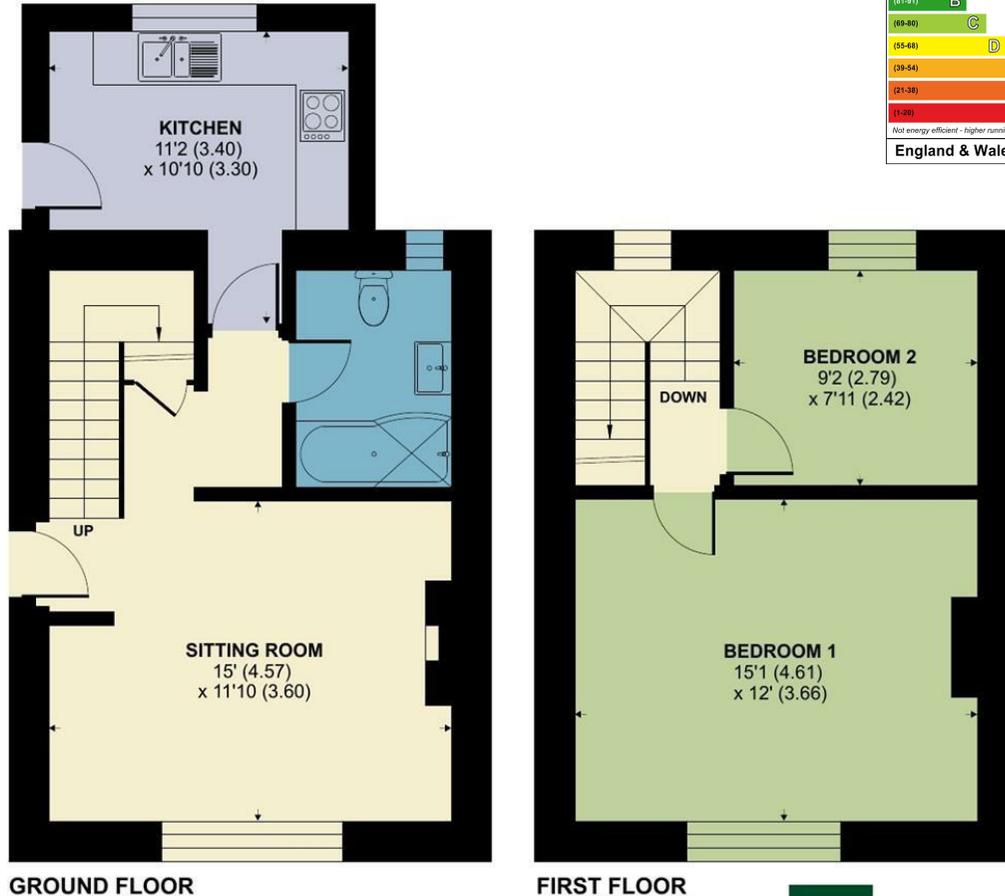
The property benefits from a right of access via the neighbouring property's gate and pathway.



St. Georges Road, Dorchester

Approximate Area = 707 sq ft / 65.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1421373



Dorchester/KWI/11.03.2026



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