



Dorchester Road, Stratton, DT2 9

**Offers Over £290,000**

Meyers Estates Poundbury

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- Three Bedroom Family Home
- Over Three Floors
- Enclosed Rear Garden
- Two Allocated Parking Spaces + Visitor Parking
- Modern & Well Presented
- Sought After Village Location
- Gas Central Heating
- Double Glazing
- Ground Floor WC
- Remainder Of House Build Warranty



Dorchester Road, Stratton, Dorset, DT2 9

A well-presented three-bedroom end-of-terrace house arranged over three floors, offered with the reassurance of a house build warranty and ideally suited to families or professional buyers seeking a modern, low-maintenance home in a convenient location.

The property provides spacious and versatile accommodation designed to support contemporary living. The ground floor features a generous lounge–diner, creating a sociable environment ideal for both relaxing and entertaining. With ample room for seating and dining, this welcoming space forms the heart of the home. The modern kitchen is thoughtfully appointed with integrated appliances, plentiful storage, and practical work surfaces, ensuring both style and functionality for everyday use.

Across the upper floors are two well-proportioned double bedrooms alongside a further single bedroom, which could equally serve as a nursery, home office, or study depending on individual needs. The bathroom facilities are contemporary in design and finished to a high standard, complementing the home’s clean, modern aesthetic. Throughout, the property benefits from a bright and airy atmosphere, with well-balanced rooms carefully arranged to maximise space and comfort.

Externally, the home continues to impress with an enclosed rear garden — an ideal setting for outdoor dining, entertaining, or family activities during the warmer months. The garden offers a safe and manageable space for children and pets while remaining easy to maintain. The property also benefits from two allocated parking spaces, in addition to visitor parking, providing valuable convenience for homeowners and guests alike.

#### Situation & Area Guide

Stratton is a popular residential area located on the outskirts of Dorchester, offering an appealing blend of village-style surroundings with excellent access to the county town. Local amenities include nearby shops, schools, and healthcare facilities, ensuring everyday needs are within easy reach.

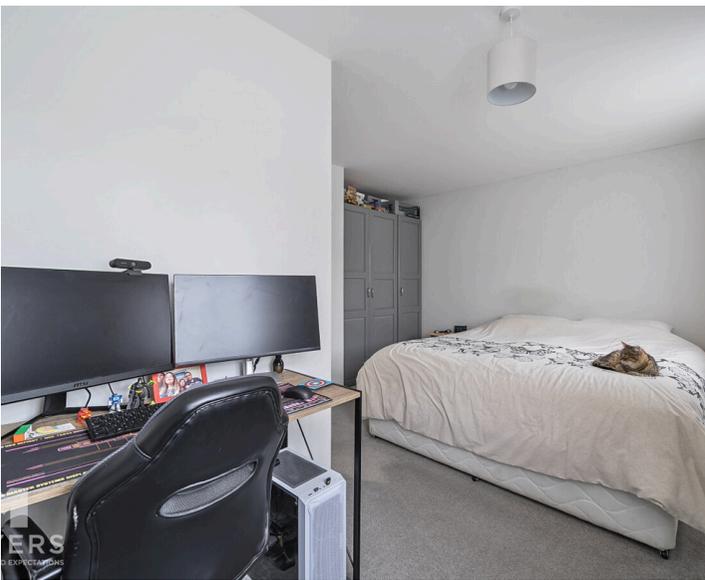
Dorchester town centre provides a comprehensive range of shopping, leisure, and cultural attractions, together with mainline rail connections to London Waterloo and the south coast, making the area attractive for commuters. The property is also well positioned for access to the beautiful Dorset countryside, where a wealth of walking routes and outdoor pursuits can be enjoyed.

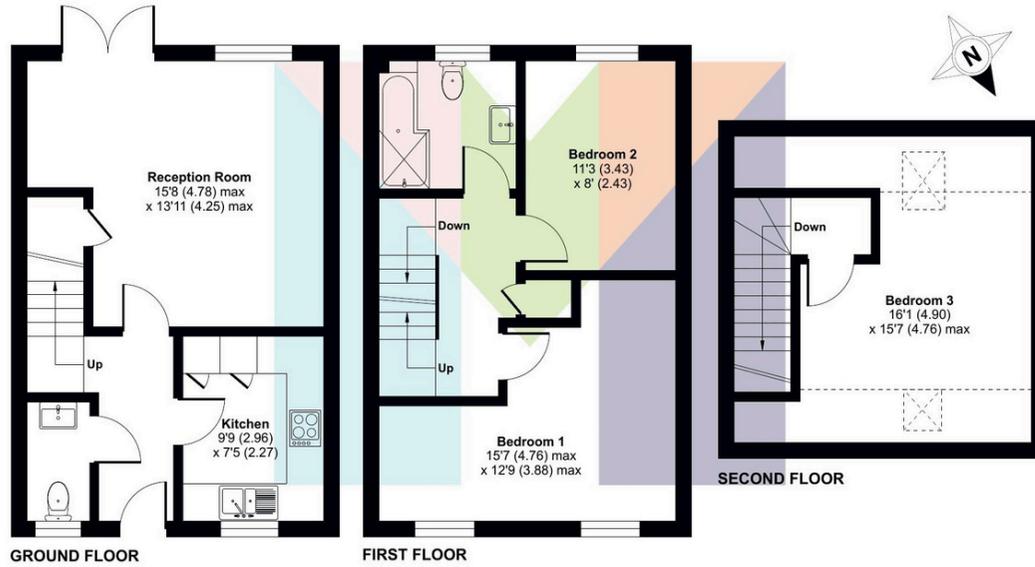
An excellent opportunity to acquire a modern, well-maintained home with generous accommodation, allocated parking, and the added peace of mind of a build warranty.



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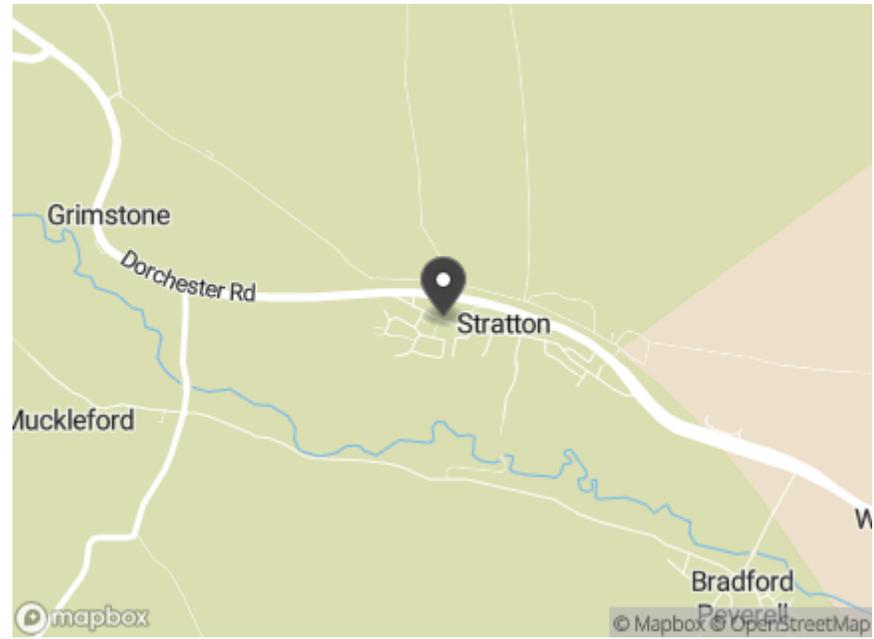
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		97
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



**Dorchester Road, Stratton, Dorchester**

Approximate Area = 924 sq ft / 85.8 sq m  
 Limited Use Area(s) = 86 sq ft / 7.9 sq m  
 Total = 1010 sq ft / 93.7 sq m

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Meyers Estate. REF: 1300392



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