



Great Western Road, Dorchester, DT1 1

Offers Over £525,000

Meyers Estates Poundbury

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- Four Bedroom Town House Over Four Floors
- Converted Basement to Study/Utility/Craft Room with further Potential
- Large Bay Window in Lounge with High Ceilings and Open Fire
- Gas Central Heating
- Character Features Throughout
- Garden Room with Steps up to Pantry
- South Facing Rear Garden, Fully Enclosed
- In Heart of Dorchester Town
- Close to Main Train Line to London Waterloo
- Amenities a Short Walk Away



A prominent and substantial four-bedroom period family home arranged over four floors, ideally positioned in the very heart of Dorchester town centre. This striking property offers generous and versatile accommodation, beautifully blended with an abundance of character features, perfectly suited to modern family living.

The accommodation is thoughtfully laid out and retains many original details, including high ceilings, decorative fireplaces, and traditional sash windows that flood the rooms with natural light. The ground floor is centred around a spacious kitchen/dining room, providing ample storage and work surfaces, making it an ideal hub for both everyday family life and entertaining. From here, the property flows seamlessly into a delightful garden room, a bright and adaptable space enjoying views across the south-facing rear garden and offering direct access outside. A useful pantry enhances the practicality of the kitchen space.

The basement level provides excellent additional accommodation, currently arranged as a utility room/study. This versatile area is ideal for those working from home, requiring hobby space, or seeking further storage, and adds to the flexibility that this four-storey home affords.

The first and second floors host four well-proportioned bedrooms, each enjoying its own sense of character and charm. The bedrooms are served by a family bathroom, and the overall layout ensures comfortable and adaptable living space for growing families or those requiring guest accommodation. The arrangement over four floors allows for clearly defined living and sleeping areas while maintaining a wonderful sense of flow throughout.

Externally, the property enjoys a private frontage to Great Western Road, giving it a distinguished and attractive presence. To the rear, the south-facing garden provides a welcoming outdoor retreat, ideal for al fresco dining, entertaining, or simply enjoying the sunshine in a peaceful town-centre setting.

Situation & Area Guide

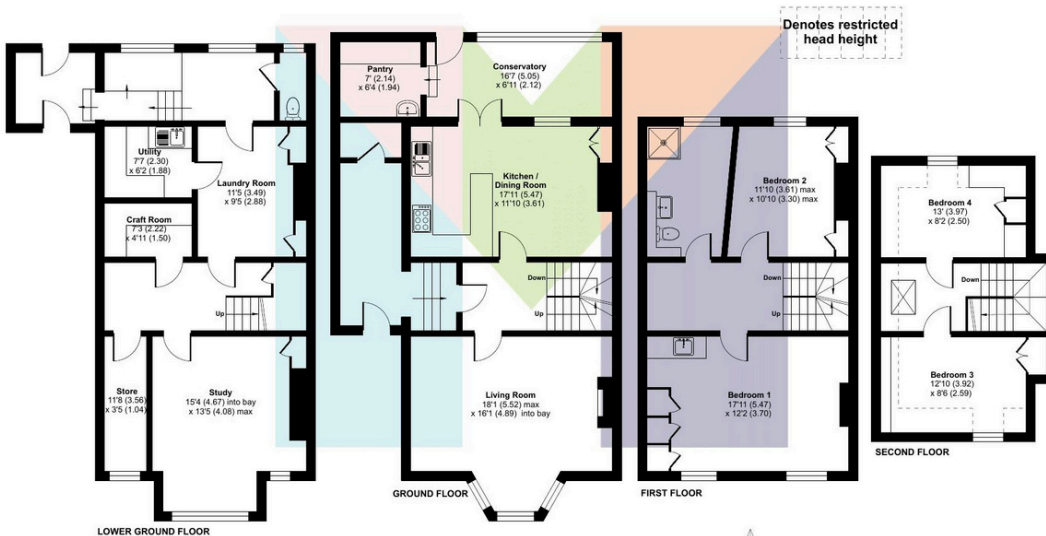
Great Western Road is superbly located within walking distance of Dorchester town centre, where an excellent range of independent shops, cafés, restaurants, supermarkets, and leisure facilities can be found. The town offers a rich blend of heritage and contemporary convenience, with attractions such as the Dorset County Museum reflecting its historic significance.



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Great Western Road, Dorchester

Approximate Area = 2425 sq ft / 225.2 sq m
 Limited Use Area(s) = 63 sq ft / 5.8 sq m
 Total = 2488 sq ft / 231 sq m

For identification only - Not to scale

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: 1346097

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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