



Rothesay Road | Manor Park | Dorchester | DT1 2DX

Offers Over £625,000

BEAUMONT  JONES

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We are delighted to offer an extended and impressive five bedroom semi-detached family home within the prestigious location in Manor Park. This substantial property boasts a welcoming hall, beautiful open-plan kitchen/diner/sun room with doors leading onto the South/Westerly facing rear garden, contemporary bathrooms including a wet room to the ground floor, family bathroom and shower en-suite to the master bedroom, generous sized living room, office/snug, utility room, garage and off road parking for several vehicles.

- Extended Five Bedroom Family Home
- Beautiful Open Plan Kitchen/Diner/Sun Room
- Downstairs Shower Room, Utility and Garage
- Stunning South/Westerly Rear Garden
- The Perfect Family Home within Great School Catchment
- Owned Solar Panels and Battery Generating an Income

Full Description

Entrance into this beautiful home is via a front aspect double glazed composite door leading into a generously sized porch with a further double glazed composite door opening into the welcoming hall, this sets the tone with natural light flooding in and doors lead through to the main principle rooms, under stair cupboard and stairs leads to the first floor. The open-plan living area is truly stunning with a spacious dining area opening into a sun room over looking the rear garden. The kitchen offers a range of eye and base level units with breakfast bar, built in appliances including a eye-level double oven, dishwasher, fridge freezer, four ring gas burner with extractor fan over. This room is further enhanced by opening into the dining area which is the main hub



This beautiful family home offers an abundance of living space including a beautiful open-plan living area leading out onto a South/Westerly-Facing rear garden.



of the home, offering space for large dining furniture. The sun room offers dual aspect double glazed windows and double glazed double doors opening onto the rear garden. A door off the dining area opens into the discreetly located utility room with space and plumbing for white goods, generous storage cupboards, side aspect double glazed door and a further door opening into the garage. Returning to the hallway there is access into the following rooms. The living room is a substantial space which nevertheless exudes a warm and welcoming feel, offering dual aspect double glazed windows and a gas fire. The office/playroom is very versatile to fit each individual needs, currently this room is set up as an office/snug. The contemporary ground floor wet room comprises a suite including a wall mounted mixer shower system with fountain shower head, floating vanity wash basin, low level WC, front aspect double glazed window and partially tiled walls.

The first floor offers a generous landing with a large front aspect double glazed window, double built-in airing cupboard, built-in storage cupboard and doors lead to the accommodation where there are five bedrooms and a family bathroom. The master bedroom is to the rear of the property, and benefits an en-suite shower room comprising a walk-in shower, floating vanity wash basin, low level WC and a side aspect double glazed window. Bedrooms two, three and four are also situated to the rear of the property, all double rooms overlooking the rear garden. Bedroom five is a single room located at the front of the property offering a front aspect double glazed window and an open storage cupboard. The family bathroom is a generous size offering a four-piece suite including an inset bath with two storage cupboards, walk in double shower with wall mounted shower system and fountain shower head over, low level WC, wash hand basin with pedestal, tiled flooring and a front aspect double glazed window.

Outside

A generous, block paved driveway providing off road parking for several vehicles, side gate leading to the side access, laid to lawn area with tree's and mature shrubs, external water supply and power. The beautiful South/Westerly-Facing rear garden is



mostly laid to lawn with two patio areas creating multiple seating areas to enjoy the sunshine. Fence enclosed around providing privacy to this gorgeous garden. External water and power supply. There are owned solar panels and battery, the vendor informs us they are currently creating income of circa £2,000 per annum.

Perfectly located on the outskirts of Dorchester town centre in the popular area of Manor Park within excellent school catchment to Thomas Hardy, only a short walk from local amenities including a bakery and convenience stores. Dorset county hospital, local doctors surgery and train stations are also within close proximity.

Agents Notes:- EPC TO FOLLOW

Rating Authority: - Dorset Council. Council Tax Band E. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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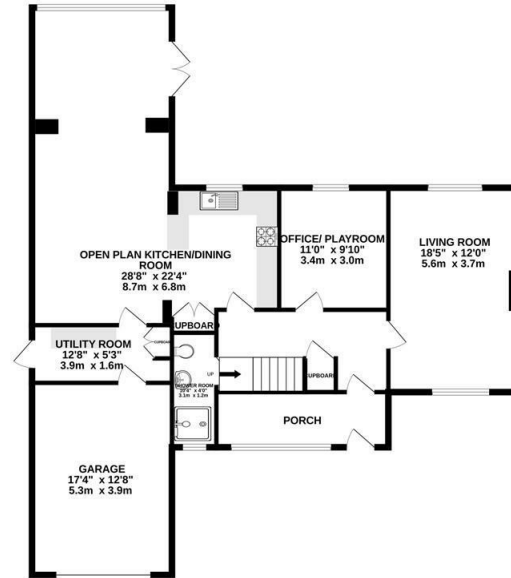
A rare opportunity to purchase a family home within an idyllic location.



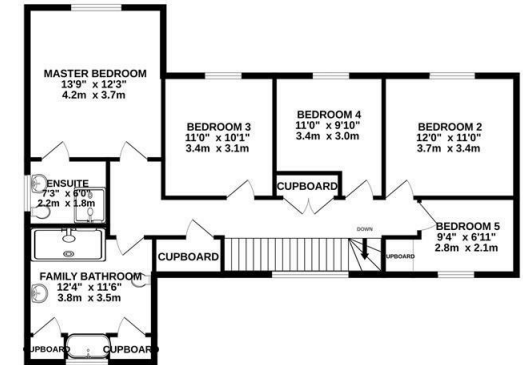


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.4 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.
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