



Symonds
& Sampson

5 Fordington Farm Cottages

Alington Avenue, Dorchester, Dorset

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Alington Avenue, Dorchester
Dorset, DT1 2AB

An end-of-terrace period house with a large rear garden and off-road parking, located in Dorchester town.

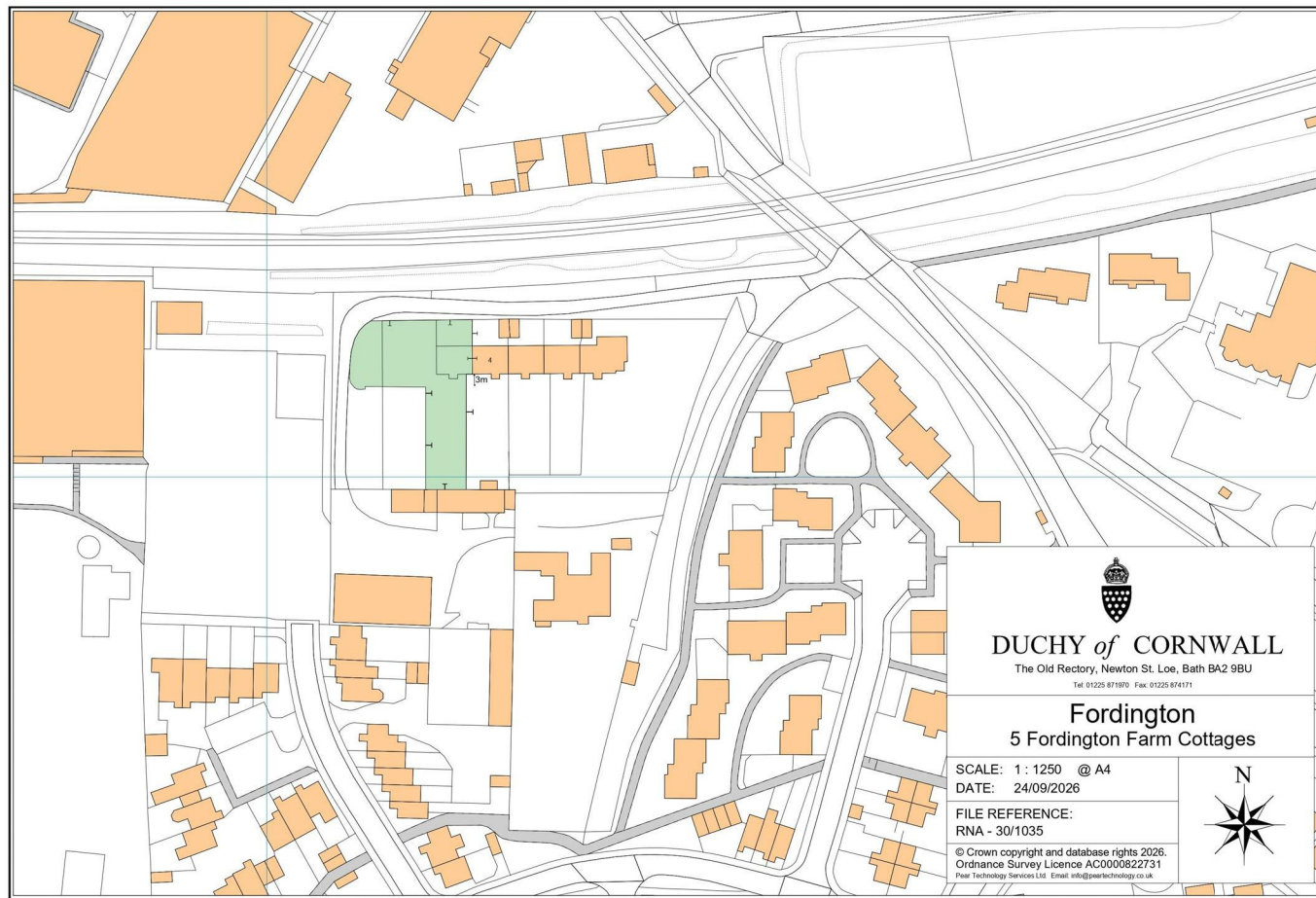


- End-of-terrace period brick-built house
 - Large rear garden with side access
 - Quiet private road setting
 - Dorchester town location
- Attractive period features throughout
 - Scope to improve
 - No onward chain

Guide Price £325,000

Freehold

Dorchester Sales
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THE PROPERTY

This end-of-terrace period brick-built house enjoys a leafy setting on a quiet private road towards the outskirts of Dorchester. Occupying a generous plot, the property benefits from off-road parking to the front and spacious gardens to the rear. Requiring modernisation throughout, it presents an excellent opportunity to create a wonderful family home and is offered for sale with vacant possession.

The well-proportioned accommodation is arranged over two floors, comprising an entrance hall, kitchen, rear porch, sitting room and separate dining room on the ground floor, with a number of attractive period features. The first floor provides three double bedrooms and a family bathroom.

OUTSIDE

The rear garden is a particular feature of the property, being an exceptional size for a town location. Mainly laid to lawn, it extends to the rear and western side of the house, with a side gate providing access. The garden also benefits from a number of fruit trees. To the front, there is a gravelled area providing off-road parking.

SITUATION

The property is situated on the outskirts of Fordington, within easy reach of Dorchester town centre, and falls within the catchment area for a number of highly regarded schools, including Manor Park First School, Dorchester Middle School and The Thomas Hardy School.

Dorchester, the county town of Dorset, offers an excellent range of shopping, educational and recreational facilities. There are numerous sports clubs within the town, including cricket, rugby, football, tennis and golf, while the surrounding countryside provides an extensive network of footpaths and bridleways. The Jurassic Coast, with its sandy beaches, dramatic coastline and opportunities for a variety of water sports, lies just a few miles to the south.

Mainline rail services are available from Dorchester South to London Waterloo and from Dorchester West to Bristol Temple Meads.

DIRECTIONS

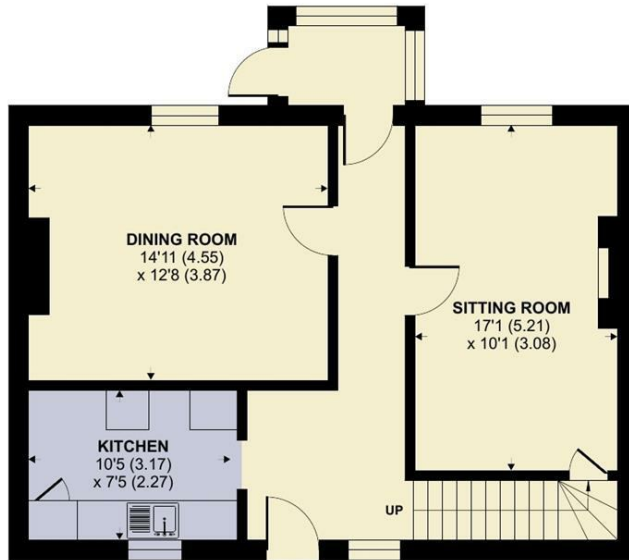
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Alington Avenue, Dorchester

Approximate Area = 1141 sq ft / 106 sq m

For identification only - Not to scale



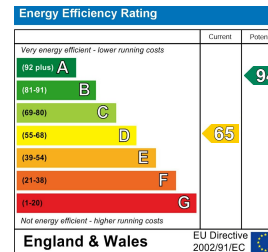
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Symonds & Sampson. REF: 1471848



SERVICES

All main services 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

Please note that there will be one house built on the land to the west of No. 5 Fordington Farm Cottages.

An overage will apply to the garden in respect of any future development. Further details to follow.

The property is accessed via the use of a shared private driveway. Details of this access arrangement are to be confirmed.

Photographs were taken in June 2026.



Dorchester/KWI/12.10.2026



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