

Symonds
& Sampson

Herringston Road

Dorchester, Dorset

56 Herringston Road

Dorchester, Dorset
DT1 2BT

A detached, four bedroom, family home in the popular Manor Park area of Dorchester close to the town centre.



- Detached family home
 - Four bedrooms
 - En suite shower room
- Two reception rooms and study
 - Enclosed garden
- Double garage and driveway
- Popular Manor Park location

Guide Price £625,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Set in the highly desirable area of Manor Park, this modern detached family home offers a perfect blend of style, functionality, and comfort. Upon entry, a welcoming and spacious entrance hall sets the tone for the contemporary design throughout.

ACCOMMODATION

The ground floor features a triple aspect sitting room, filled with natural light. The room seamlessly connects to the outdoors through double doors, opening onto a well-kept garden. To the other side of the entrance hall is a dedicated study, ideal for work or quiet reading.

The modern kitchen has been designed with both practicality and aesthetics in mind. There are a range of floor and wall mounted units with integrated fridge/freezer, dishwasher, electric double oven and induction hob. The kitchen flows into a convenient utility room, ensuring functionality and additional storage and space for white goods. Adjacent to the kitchen is the dining room which also has double doors out to the garden.

Completing the ground floor is a convenient WC, offering added convenience for residents and guests.

From the entrance hall stairs rise to the first floor where

there are four good sized bedrooms. The master bedroom benefits from an en suite shower room. A modern family bathroom caters to the remaining bedrooms.

OUTSIDE

The property has a well maintained wrap-around garden, which is partly walled and has well-stocked colourful borders. A stylish porcelain tile patio complements the outdoor space, offering an ideal setting for al fresco dining.

Practicality meets convenience with a driveway that accommodates multiple vehicles and a double garage providing secure parking and additional storage. The double garage has electric roller doors, power and light.

SITUATION

Manor Park is situated within easy reach of the county town which provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Nearby Brewery Square boasts a development with a

variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. Dorset County Hospital is within easy reach as are Dorchester South and West train stations both providing services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

What3words:///zooms.sediment.qualifier

SERVICES

Mains gas, electricity, water 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: E (Dorset Council - 01305 251010)

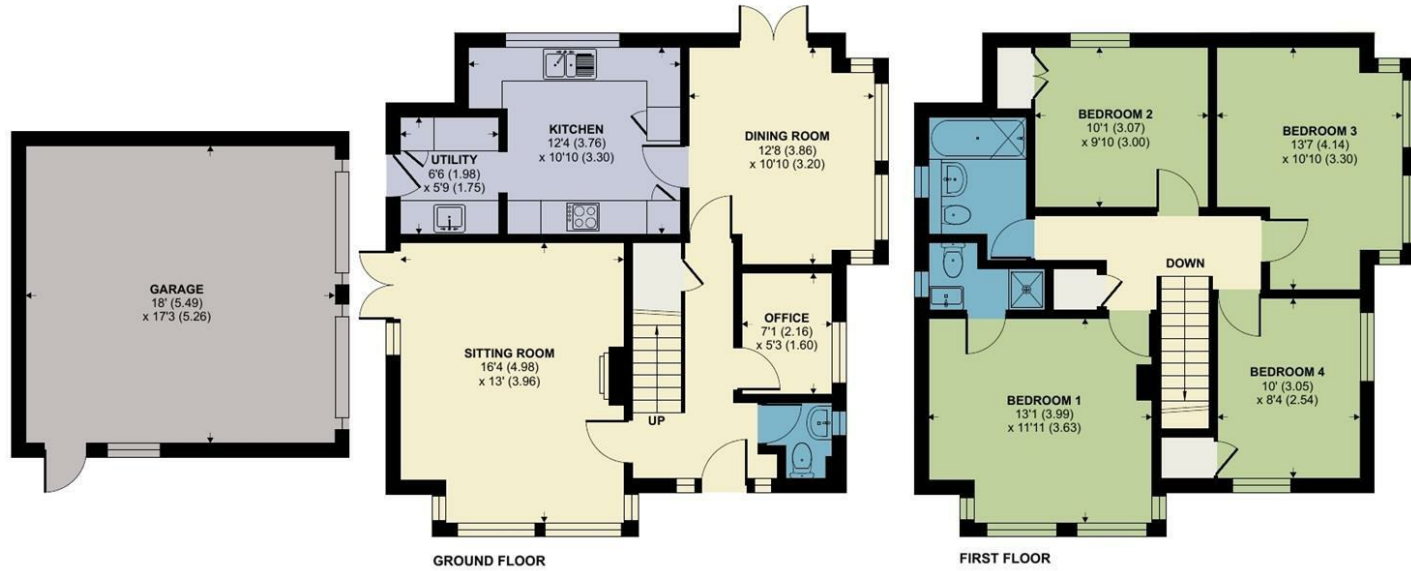
MATERIAL INFORMATION

Please note that the photos were taken in January 2025.



Herringston Road, Dorchester

Approximate Area = 1336 sq ft / 124.1 sq m
 Garage = 311 sq ft / 28.8 sq m
 Total = 1647 sq ft / 153 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1230550



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	71	
(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	

Dorchester/ATR/13.04.2026 rev



01305 261008

dorchester@symondsandsampson.co.uk
 Symonds & Sampson LLP
 9 Weymouth Avenue, Brewery Square,
 Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They 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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT