



Lornton Walk  
Dorchester  
£309,950



This impeccably presented two-bedroom home offers a perfect blend of contemporary style and eco-conscious living. Benefitting from a full refurbishment and significant upgrades including solar panels with battery storage (installed in January 2024), a newly fitted kitchen and a cosy multi-fuel burner, every detail has been carefully considered to provide a turnkey move-in experience. Externally, there is a well-kept, fully-enclosed rear garden, single garage with parking space to the front. EPC rating C.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



The tone of the property is set from the entrance where you are met with neutral tones, elegant oak doors that continue throughout the home, and solid oak flooring flowing through to the reception room, a spacious and inviting living area centred around a multi-fuel burner with a new fibre cement beam mantle. French doors open onto the conservatory providing additional versatile living space with laminate flooring and direct access to the garden. Located under the stairs is the cloakroom/WC furnished with stylish wash hand basin, rimless W/C and slimline radiator.

The newly fitted Wren kitchen features sleek white cabinetry with soft-close doors and premium quartz worktops. Integrated appliances include a 4-ring ceramic hob, fridge/freezer, electric oven, combination microwave, dishwasher, and washing machine. Finished with vibrant red tiling and click-fit flooring.

Stairs lead to the first floor where there are two well-proportioned bedrooms and a bathroom with a newly installed suite including a P-shaped, extra thick (Beaufort) bath, Bristan fittings, and a heated towel rail. The space is beautifully finished with tiled splashbacks and vinyl flooring. An airing cupboard houses a pressurised water system (10 Bar) and a stainless-steel tank for optimum performance. The home is heated by a brand-new central heating system with new Vaillant boiler, new radiators, pump, valves and control system.

The previously Artexed ceilings have been removed throughout, and the property benefits from fully insulated cavity walls.

Externally, there is private outdoor space, mainly laid to lawn, featuring a patio area, established shrubs, and a new (treated) fence to the left. The single garage offers dry storage space and boasts a recently serviced up-and-over door.

### Services:

Mains electricity, water and drainage are connected.  
Gas fired central heating.  
The solar panels are owned outright.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

### Mobile and Broadband:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

### Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>

### Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

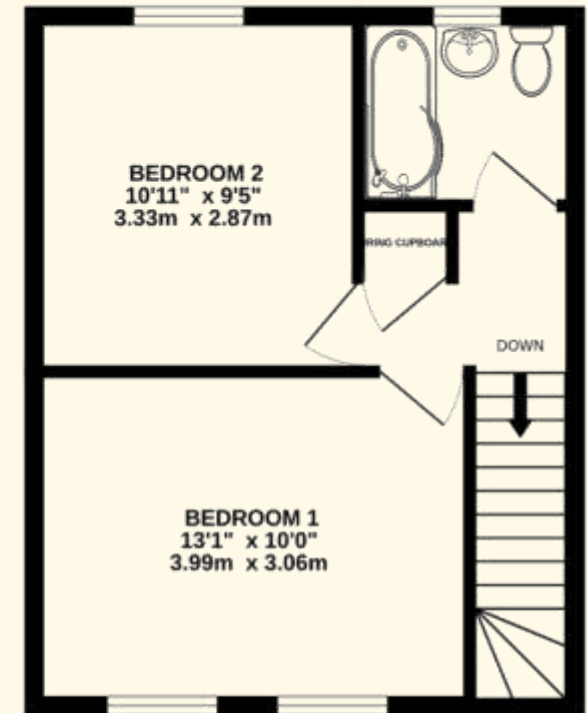
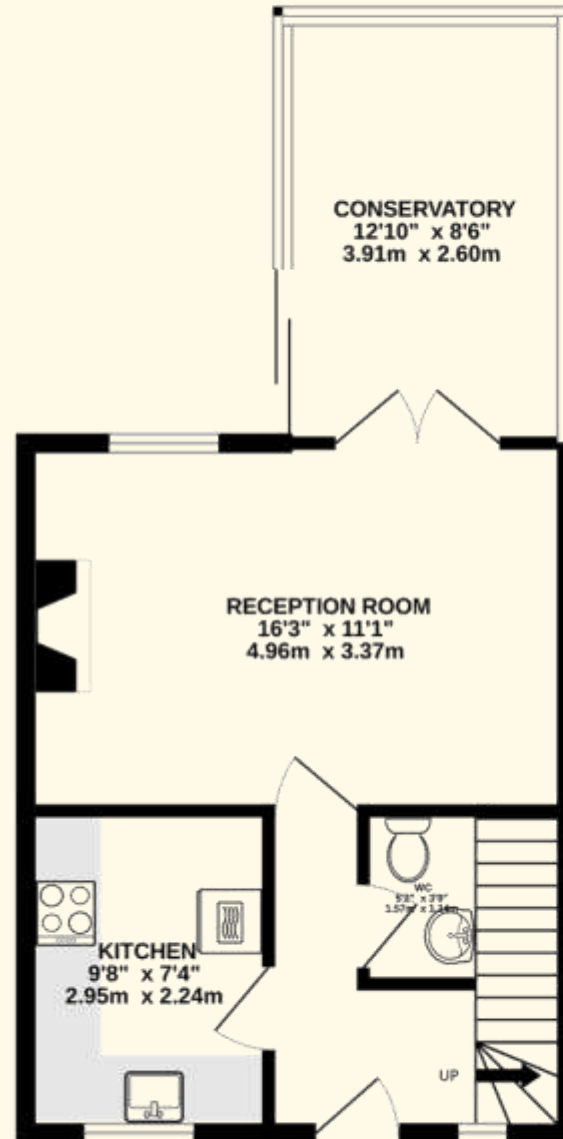
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR  
337 sq.ft. (31.3 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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24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU

Tel: 01305 340860 Email: [enquiries@parkersproperty.com](mailto:enquiries@parkersproperty.com) Web: [www.parkersproperty.com](http://www.parkersproperty.com)