



Symonds
& Sampson

76 Mellstock Avenue
Dorchester, Dorset

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Dorchester, Dorset
DT1 2BQ

This beautifully presented 3-4 bedroom home offers spacious accommodation, an impressive living room with bi-fold doors, enclosed garden, double garage and ample parking.



- Detached and extended 1950s home
 - Spacious, flexible accommodation
- Fourth bedroom / home office option
- Immaculately presented throughout
 - Stylish kitchen with central island
- Impressive sitting room with bi-folds
- Double garage and driveway parking
 - No onward chain

Guide Price **£695,000**

Freehold

Dorchester Sales
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THE PROPERTY

Built in the 1950s, this attractive detached and extended home offers spacious and well-balanced accommodation, combining a flexible layout with a fresh, contemporary feel. Many of the rooms enjoy a dual aspect, creating bright and welcoming spaces throughout the day. Set back from the road, the property is complemented by beautifully maintained front and rear gardens, a double garage and paved driveway providing ample off-road parking.

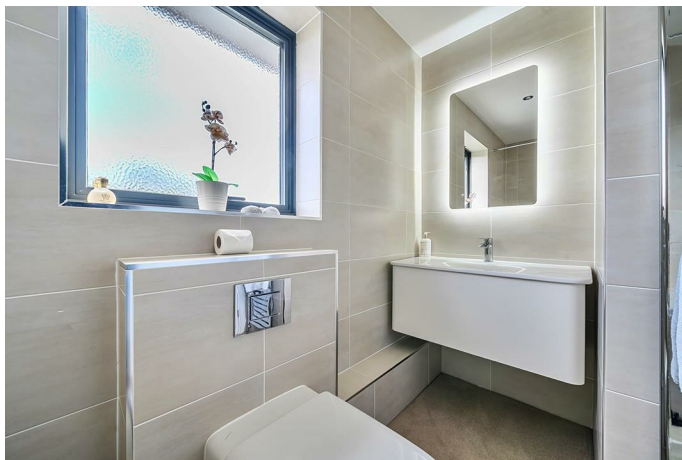
The ground floor centres around an impressive and well-proportioned sitting room, with bi-fold doors opening onto the rear composite deck and a large window overlooking the front garden. A Bellfires View Bell gas fire provides a striking focal point, while double doors lead through to the kitchen/dining room.

The stylish kitchen/dining room is well suited to both everyday living and entertaining, with French doors opening directly onto the garden. A large central island provides generous storage, incorporates the electric hob and extractor and features a useful breakfast bar. The kitchen is well equipped with a range of integrated appliances, including a large fridge/freezer, dishwasher, drinks fridge, washing machine, conventional oven and microwave oven, with further storage thoughtfully incorporated throughout.

Also on the ground floor is a versatile additional bedroom or home office, together with a useful cloakroom/WC.

The first floor provides three further bedrooms, with the principal bedroom benefiting from an en-suite shower room. The main family bathroom is fitted with a bath and shower over.





OUTSIDE

Set back from the road, the property enjoys a well-maintained front garden, mainly laid to lawn. The double garage has an electric up-and-over door and benefits from power and light, together with a window and door providing access to the rear garden. In front of the garage is a block-paved parking area.

The level rear garden is fully enclosed and predominantly laid to lawn, with well-stocked flower borders and mature shrubs and small trees towards the outer boundary. A composite deck provides an excellent space for outdoor



seating and entertaining, with subtle up-lighting creating a pleasant ambience in the evenings.

SITUATION

This property is situated in the sought-after Manor Park area of Dorchester and is within easy reach of the town centre, which offers a comprehensive range of shopping and recreational facilities, including a leisure centre, library, restaurants, café/bars and cinemas, together with the popular Brewery Square development centred around its attractive fountain square.

The property falls within the catchment area for several highly regarded schools, while Dorset County Hospital is also nearby. Dorchester also offers a wide selection of sports clubs, including cricket, rugby, football, tennis and golf. For those who enjoy the outdoors, there are numerous footpaths and bridleways providing access to the beautiful surrounding countryside.

Dorchester South and Dorchester West railway stations provide direct services to London Waterloo and Bristol Temple Meads respectively. Cross-channel ferry services are also available from the nearby port of Poole.



DIRECTIONS

[what3words///stow.fearfully.critic](https://www.what3words.com/stow.fearfully.critic)

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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photographs were taken in October 2025.



Mellstock Avenue, Dorchester

Approximate Area = 1552 sq ft / 144.1 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

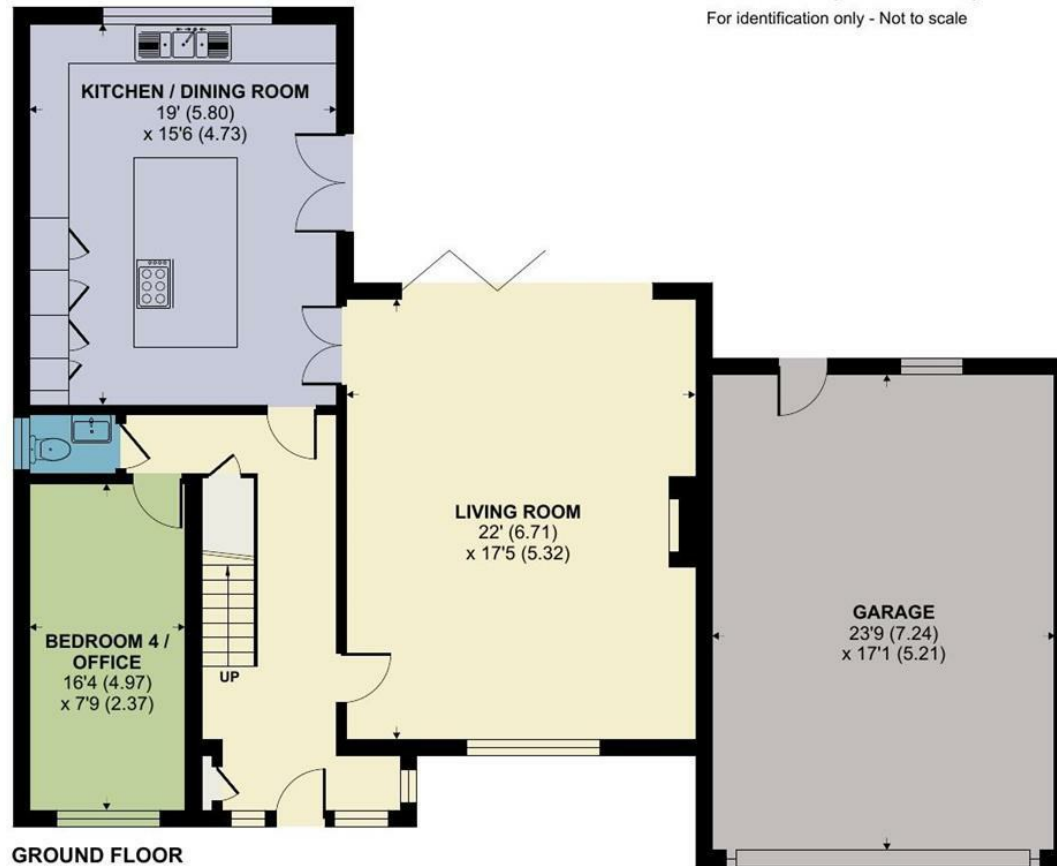
Garage = 406 sq ft / 37.7 sq m

Total = 1963 sq ft / 182.2 sq m

For identification only - Not to scale

Denotes restricted
head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1513657



Dorchester/KWI/08.09.2026



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