



Symonds
& Sampson

Alexandra Road

Dorchester, Dorset

47 Alexandra Road

Dorchester, Dorset,
DT1 2LZ

Beautifully presented and thoughtfully extended home, featuring a superb open plan kitchen and dining space, two bedrooms, versatile loft room and beautifully landscaped rear garden.



- Beautifully presented and thoughtfully improved throughout
- Superb extended open plan kitchen and dining space
 - Two well proportioned bedrooms
 - Versatile loft room
- Beautifully landscaped and established rear garden

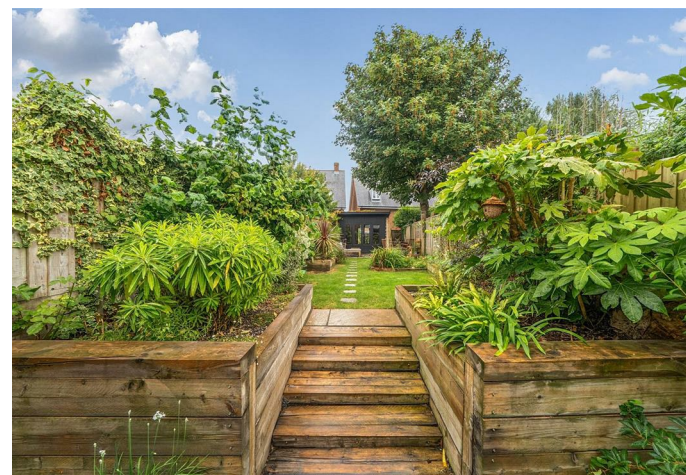
Guide Price **£395,000**

Freehold

Dorchester Sales

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THE PROPERTY

A beautifully presented and thoughtfully extended home, occupying a particularly attractive position on Alexandra Road in Dorchester. The property has been significantly enhanced by the current owners, most notably with the creation of a superb open plan kitchen and dining space which has transformed the ground floor into a wonderfully sociable and contemporary living environment.

The accommodation is arranged over three floors and combines well proportioned reception rooms with two comfortable bedrooms, a family bathroom and a versatile loft room on the second floor. The overall presentation is excellent, with the current owners having created a home that is both attractive and highly practical for modern living.

The ground floor is centred around the impressive extended kitchen, which is undoubtedly the heart of the house and benefits from underfloor heating. Generously proportioned, the room has been designed to provide an excellent combination of cooking, dining and informal seating areas. A large rooflight brings an abundance of natural light into the room, while the fitted cabinetry provides a good level of storage and incorporates a range of appliances.

Beyond the kitchen, the dining room provides a more defined area for formal dining and leads through to the beautifully proportioned sitting room. This is a charming and comfortable room has a gas fire and a bay window to the front, providing an attractive outlook and allowing plenty of natural light into the room.

A cloakroom completes the ground floor accommodation.

The first floor provides two well proportioned bedrooms. The principal bedroom is particularly generous in size, while the second bedroom would make an ideal guest room, child's bedroom or home office, depending upon requirements. A well-appointed family bathroom serves both bedrooms.

From the first floor, stairs continue to the second floor where there is a useful loft room. This versatile space offers considerable flexibility and could be used as a home office, occasional guest accommodation or hobby room.





OUTSIDE

The rear garden is a particular highlight. The current owners have created a beautifully landscaped and wonderfully established garden, with a thoughtfully designed layout incorporating raised timber-edged beds, mature planting and a central pathway leading through the garden. The combination of lush greenery, mature shrubs and carefully considered planting gives the garden a wonderfully private and secluded feel.

To the far end of the garden is an outbuilding, comprising a summer house and shed, providing useful additional storage.

SITUATION

Alexandra Road is ideally situated within easy reach of the attractive Borough Gardens and the centre of this historic county town. The town centre offers a wide range of shops, restaurants and leisure facilities, including the vibrant Brewery Square development with its selection of eateries, shops and cinema.

Dorset County Hospital is nearby, as are a number of highly regarded schools, with the property falling within their catchment areas. Dorchester South and Dorchester West stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively.

Sporting facilities in the area are excellent, including the 1610 Leisure Centre, as well as local rugby, football and cricket clubs, tennis and squash at the Dorchester Tennis and Squash Club, and golf at Came Down. There is also access to sailing and water sports at nearby Weymouth and Portland.

The surrounding area offers outstanding walking and riding opportunities, with numerous footpaths and bridleways across the countryside, as well as along the World Heritage Jurassic Coast.

DIRECTIONS

what3words///perfected.flush.emulated



SERVICES

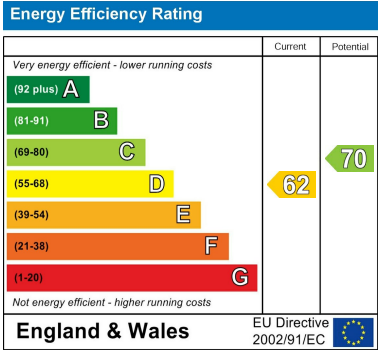
All mains services are connected.
Gas central heating.

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 INFOMATION

The property falls within a conversation area.
Photographs were taken in August 2026.



Alexandra Road, Dorchester

Approximate Area = 1245 sq ft / 115.6 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

Outbuilding = 115 sq ft / 10.6 sq m

Total = 1417 sq ft / 131.4 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). Produced for Symonds & Sampson. REF: 1511518

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