Red Cow Lane

Dorchester

Offers in Excess of £400,000

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13, Red Cow Lane,
Dorchester, DT1 1WT

This well-presented link-detached family home offers spacious and versatile accommodation arranged over three floors. The property features a generous kitchen/diner, a ground floor study, living room, three well-proportioned bedrooms, including a principal bedroom with ensuite, and a family bathroom. Externally, the property benefits from an enclosed, south-facing rear garden with gated side access, together with the right to use two parking spaces in the adjoining carport. EPC rating C.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. It is known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square. 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.

Step through the front door into a welcoming entrance hall, providing access to the all ground floor accommodation and stairs leading to the upper floors. To the side is a versatile study, providing an ideal space for working from home, studying or creating a quiet hobby room. The hallway leads through to the impressive kitchen/diner. Integral appliances include a double oven, dishwasher, washing machine, fridge-freezer and sink with mixer tap and drainer. The adjoining dining area provides ample room for a family dining table. Doors lead from the kitchen/diner to the outside, creating a natural connection between the home and garden. A convenient WC completes the ground floor.

Stairs rise to the first-floor landing, leading to the spacious living room and a bedroom. The generous south-facing living room is flooded with natural light and provides a comfortable and versatile reception space. Its position on the first floor gives it a degree of privacy while remaining conveniently connected to the rest of the home. Completing the floor is a bedroom, offering a comfortable private retreat and flexibility for family members or guests.

The second floor provides the main sleeping accommodation, with two further double bedrooms, with the principal offering ensuite facilities and built-in wardrobes. A well-presented family bathroom provides a panel-enclosed bath, wash basin and WC.

The property benefits from a beautifully established south-facing rear garden, offering a peaceful and private outdoor space that complements the home perfectly. A paved seating terrace provides an ideal area for outdoor dining, with direct access from the house. The garden is bordered by mature planting, colourful flowers and established shrubs. The property benefits from side access via a gate. Attached to the property is a carport with the right to use two parking spaces.

Agents Notes:
There is a nearby planning application. Please see planning reference P/VOC/2026/02902 for more details.

There is a biannual service charge of £202.75.

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

https://check-long-term-floodrisk.service.gov.uk/risk#

Broadband and Mobile Service:
At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

https://checker.ofcom.org.uk

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

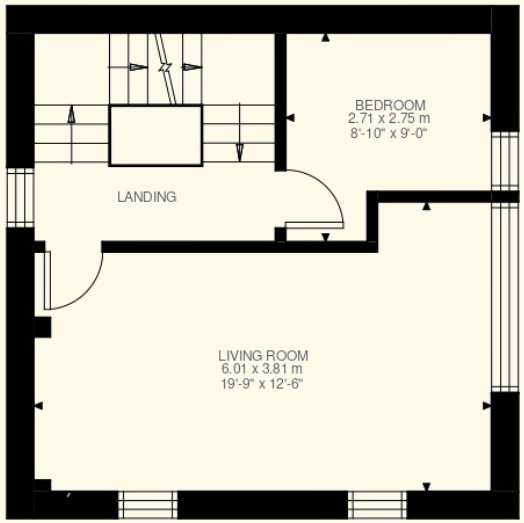
Tel: 01305 211970

Council tax band D.

Services:
Mains electricity, water and drainage are connected.
Gas fired central heating.

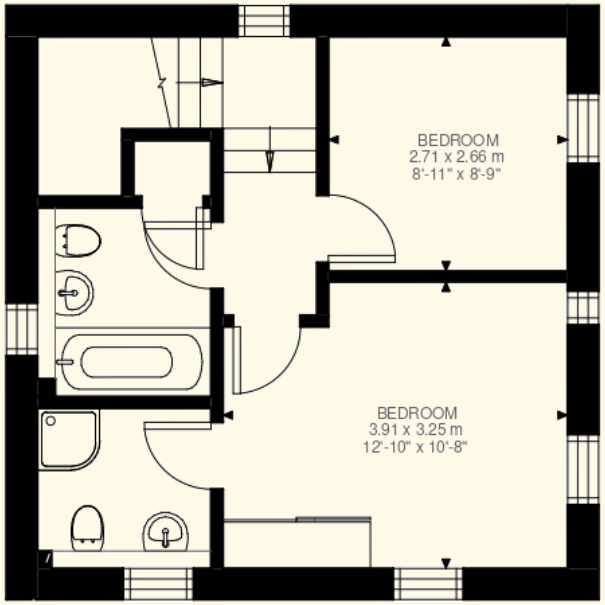
Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

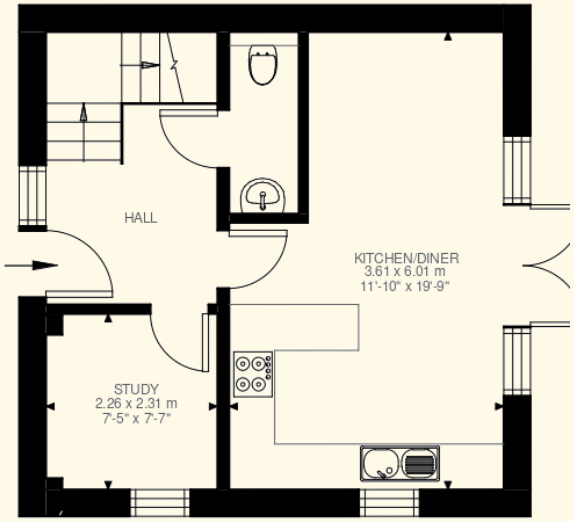


First Floor
397 ft²

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Second Floor
397 ft²



Ground Floor
397 ft²

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Red Cow Lane
Approximate Gross Internal Area
110.65 SQ.M / 1191 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.