

Symonds  
& Sampson

18 Kingsbere Crescent  
Dorchester, Dorset



# 18

## Kingsbere Crescent Dorchester Dorset DT1 2DY

Detached four-bedroom home in sought-after Manor Park, offering excellent scope for extending and modernisation. Good size rear garden, driveway and garage.



- Detached house
- Offering scope for extending and modernisation
  - Sought-after Manor Park location
  - Four bedrooms
  - Two reception rooms
  - Good size rear garden
  - Driveway parking
  - Single garage

Guide Price **£525,000**

Freehold

Dorchester Sales  
01305 261008  
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## THE PROPERTY

This detached house has been owned by the vendor since new, dating from circa 1960, and has been extended to create a four bedroom home. The house is well maintained and in good order, although it would now benefit from a programme of modernisation throughout.

The house is situated in one of Dorchester's most favoured residential locations, within the sought-after Manor Park area.

On the ground floor, an entrance porch opens into a welcoming entrance hall. The sitting room is a good-sized reception space and has double doors leading through to the dining room, which in turn has a door opening out to the rear garden. The kitchen is accessed from the dining room and entrance hall and is fitted with a range of floor and wall-mounted units. Beyond the kitchen is a utility room, providing access to the single garage, along with a separate WC.

To the first floor are four well-proportioned bedrooms, all benefiting from fitted storage, together with a family bathroom. The principal bedroom incorporates an office area, which offers potential to be converted into an en suite.

## OUTSIDE

To the front of the property is a driveway providing ample off-road parking and leading to the single garage. The rear garden is of a good size and is laid mainly to lawn with established flower and shrub borders, while a patio area directly abuts the rear of the house, ideal for outdoor seating and entertaining.

## SITUATION

Manor Park is one of Dorchester's most sought-after locations, approximately half a mile from the town centre. Dorchester offers a wide range of shopping, dining, and leisure facilities, including the popular Brewery Square development with its restaurants, cafés, cinema, and shops.

The property is well placed for reputable schools, Dorset County Hospital, and excellent transport links, with Dorchester South and Dorchester West stations providing mainline services to London and Bristol. The area also benefits from a variety of sports and recreational facilities, access to open countryside, and proximity to the Jurassic Coast, a UNESCO World Heritage Site.

## DIRECTIONS

What3words:///yummy.smoothly.dime

## SERVICES

Mains gas, electric, water and drainage.  
Gas fired central heating.

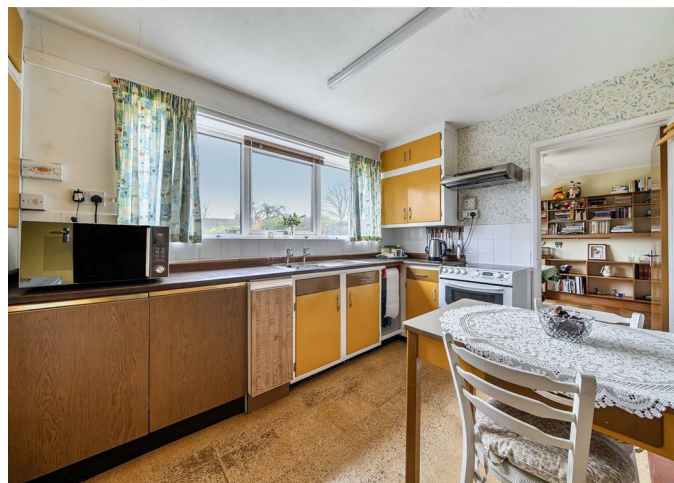
Broadband - Standard speed available

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

Note vendor's comments: There is a fire place in the lounge which is not used at the moment but was originally used for a solid fuel burner and latterly a living flame gas fire. As far as we know the chimney is still serviceable so could be suitable for a wood burner etc.





# Kingsbere Crescent, Dorchester

Approximate Area = 1412 sq ft / 131.1 sq m

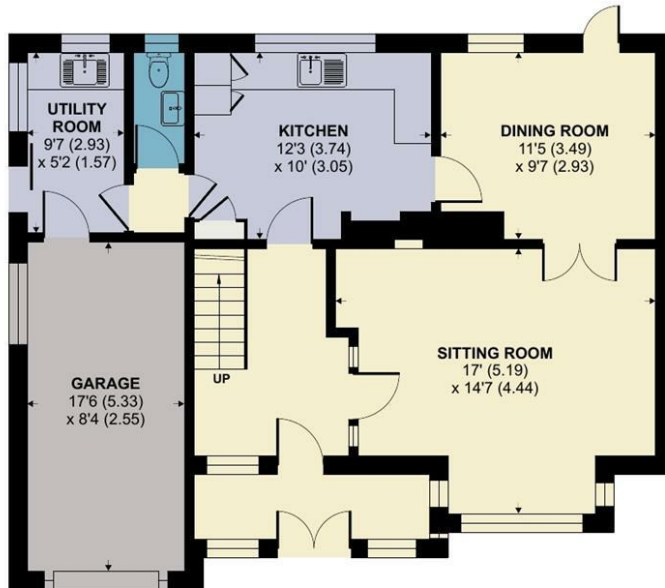
Garage = 146 sq ft / 13.5 sq m

Total = 1558 sq ft / 144.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (45-54)		
F (35-44)		
G (21-34)		
Not energy efficient - higher running costs		
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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1400083



Dorchester/AT/21.1.26



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