



Instinct Guides You



## Mellstock Avenue, Dorchester £575,000

- Substantial Ground Floor
- Versatile Ground Floor Bedroom/Office Space
- Garage & Off Road Parking For Several Vehicles
- Ground Floor Shower Room
- Attractive Mature Gardens
- Stunning Open Plan Kitchen/Dining Room
- Utility Room & Garage
- Close To St Osmunds School & Thomas Hardy
- Amenities & Green Spaces Nearby
- Desirable Location - Manor Park Dorchester



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Situated in the highly sought-after Manor Park area of Dorchester, this beautifully presented four-bedroom semi-detached family home offers generous and flexible accommodation, perfectly suited to modern family living. Thoughtfully updated throughout, the property combines stylish contemporary interiors with versatile living spaces and a wonderful rear garden.

The heart of the home is the impressive open-plan kitchen/dining room, flooded with natural light thanks to large roof lanterns and expansive bi-folding doors that open directly onto the garden. This fantastic space is ideal for everyday family life as well as entertaining, seamlessly connecting the indoors with the generous outdoor seating area and lawn.

The ground floor also benefits from a spacious sitting room, a separate office which could equally serve as a playroom or fifth bedroom, a downstairs shower room, utility room & garage, creating a highly adaptable layout to suit a variety of lifestyles. The sitting room is well proportioned and benefits a log burner, offering a warm, cosy scene that beautifully contrasts the airey open plan rear of the home.

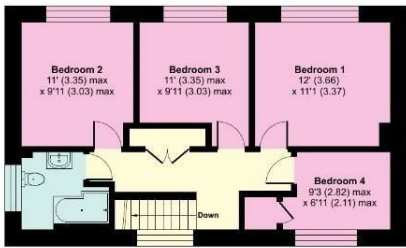
Upstairs, there are four well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families. The bathroom retains the contemporary theme and comprises a bath with shower over, hand basin & W.C set against modern, neutral tiling.

Outside, the property enjoys a generous rear garden, with large level lawn. A patio adjoins the house and offers a perfect spot for al fresco dining and entertaining. The lawn continues to mature greenery and vegetable plot. To the front, a block-paved driveway provides off-road parking for up to three vehicles, alongside access to the garage.

Located within the ever-popular Manor Park area of Dorchester, the property is well placed for highly regarded schools, local amenities, countryside walks and excellent transport links, while Dorchester town centre is just a short distance away.

Mellstock Avenue, Dorchester, DT1

Approximate Area = 1564 sq ft / 145.3 sq m (excludes lean-to)  
Garage = 139 sq ft / 12.9 sq m  
Outbuilding = 58 sq ft / 5.3 sq m  
Total = 1761 sq ft / 163.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2026. Produced for Wilson Tominey Ltd. REF: 1488903



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.