



Symonds
& Sampson

Orchard House

Clarence Road, Dorchester, Dorset

Orchard House

7 Clarence Road, Dorchester,
Dorset, DT1 2HF

Detached five-bedroom family home on a sought-after road, offering generous and versatile accommodation, a large wraparound garden, and scope to modernise and create a long-term home.



- Detached family home on a sought-after road
- Generous and versatile accommodation extending to over 2,000 sq ft
 - Five bedrooms
 - Three reception rooms
 - Large wrap-around garden
- Driveway parking and detached garage
 - In need of modernisation
 - No forward chain

Guide Price **£700,000**

Freehold

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THE PROPERTY

Set on a desirable road in Dorchester, this five-bedroom detached house offers an exciting opportunity to create a superb family home. Requiring modernisation throughout, the property boasts generous proportions, a versatile layout, and a wonderful plot with gardens that wrap-around the house.

The ground floor accommodation is well arranged, beginning with an entrance hall that provides access to the principal rooms. To the front of the property is a spacious triple-aspect sitting room, featuring a charming box bay window and double doors opening onto the garden, allowing for an abundance of natural light. Centrally positioned is a well-proportioned study. To the rear, the double-aspect dining room enjoys views over the garden and also benefits from double doors leading outside. Adjacent lies the kitchen/breakfast room, which offers great potential for reconfiguration and modernisation. Off the kitchen is a useful walk-in pantry and a separate utility room with space for white goods and direct access to the garden. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the first floor provides five bedrooms of varying sizes, offering flexibility for family living, guest accommodation, or additional workspace. These are served by a family bathroom and a separate WC.

OUTSIDE

The house occupies a generous plot, with gardens predominantly laid to lawn and complemented by mature trees and established planting, providing both privacy and a pleasant outlook. The garden wraps around the house, enhancing the sense of space and offering scope for landscaping. To the front, a driveway provides off-road parking and leads to a detached garage.





SITUATION

This property is situated on Clarence Road, approximately half a mile from Dorchester town centre and within easy reach of Dorset County Hospital, as well as Dorchester South and Dorchester West train stations.

The county town offers a wide range of shops, restaurants and leisure facilities, including the vibrant Brewery Square development with its variety of shops, eateries and cinema, centred around an attractive fountain square. Dorchester also benefits from a library, cafés and bars.

The property falls within the catchment area of a number of highly regarded schools. Sporting facilities in the town

include the 1610 Leisure Centre, along with Dorchester's rugby, football and cricket clubs, tennis and squash at the Dorchester Tennis and Squash Club, and golf at Came Down.

There are numerous footpaths and bridleways across the surrounding countryside, with excellent walking and riding opportunities nearby and along the World Heritage Jurassic Coast. Dorchester South and Dorchester West stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively, while the A35 offers convenient road links to Poole and Bournemouth, where cross-channel ferry services are available.

DIRECTIONS

What3words///zinc.crackles.dozed

SERVICES

Mains water, gas, electricity and drainage 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: F (Dorset Council - 01305 251010)



Clarence Road, Dorchester

Approximate Area = 2193 sq ft / 203.7 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 2405 sq ft / 223.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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