

Symonds
& Sampson



Icen Way,
Dorchester, Dorset

47 Icen Way,

Dorchester, Dorset,
Dorset DT1 1EW

A charming Grade II Listed terraced townhouse with period features, modern interiors, three bedrooms, and a sunny low-maintenance garden with summer house.



- Grade II Listed
- Beautifully presented terraced townhouse
 - Period charm with modern finishes
 - Three well-proportioned bedrooms
- South-westerly facing, low-maintenance garden
 - No forward chain

Guide Price **£325,000**

Freehold

Dorchester Sales
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THE PROPERTY

This beautifully presented Grade II Listed terraced townhouse offers an attractive and thoughtfully arranged interior, combining charming period features with modern fittings throughout.

Upon entering, a small porch leads into the inviting sitting/dining room, featuring an exposed brick fireplace with a wood-burning stove. To the rear is the kitchen, fitted with a range of floor and wall units and providing space for freestanding appliances. A rear hall gives access to both the garden and the first floor.

On the first floor, there is a generous double bedroom with fitted storage, along with a tastefully appointed bathroom comprising a WC, wash hand basin, and a bath with mixer taps and shower over.

The second floor offers two further well-proportioned bedrooms.

OUTSIDE

The pretty rear garden, partly walled and enjoying a south-westerly aspect, has been designed for easy maintenance. A patio adjoins the back of the house, leading to a stretch of lawn, bordered with flowers and shrubs, and a delightful summer house at the far end.

Residents parking scheme is available in the area.

SITUATION

The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

What3words///sake.hotspot.caused





Icen Way, Dorchester

Approximate Area = 879 sq ft / 81.6 sq m
Limited Use Area(s) = 48 sq ft / 4.4 sq m
Outbuilding = 77 sq ft / 7.1 sq m
Total = 1004 sq ft / 93.1 sq m

For identification only - Not to scale

SERVICES

Mains water, electric and gas are connected. Gas fired central heating.

Council Tax Band C. Dorset Council 01305 251010

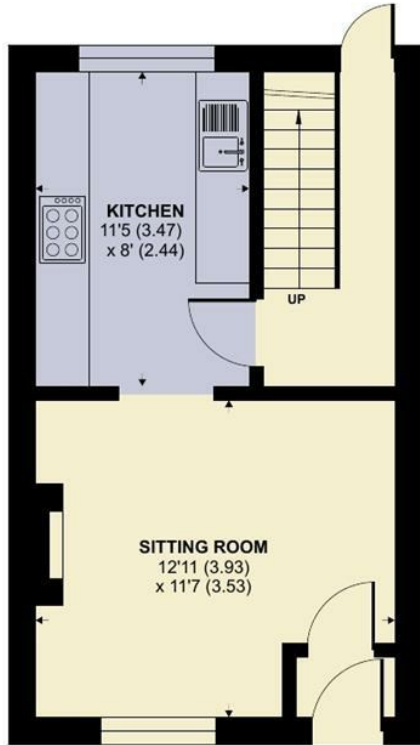
There is mobile coverage in the area, please refer to Ofcom's website for more detail.

MATERIAL INFORMATION

The property is situated in a Conservation Area. The property is Grade II Listed.

Residents on Street parking via permit is available in the area.

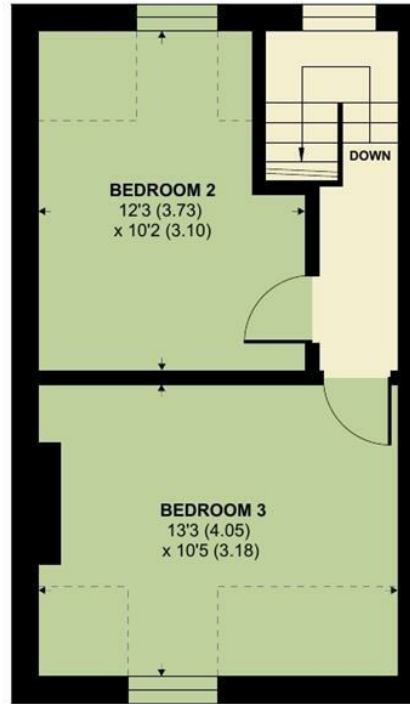
At the time of launching the property to the market the vendor has advised that they have applied for retrospective Listed Building permission to block up a doorway.



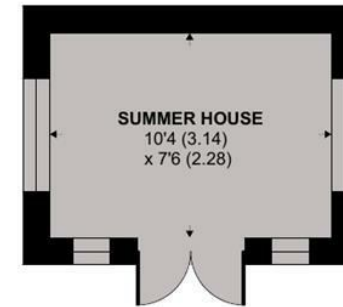
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

Dorchester/ATR/03.12.2025



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1382346

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