



South Walks Road
Dorchester, DT1 1ED



Hull
Gregson
Hull

South Walks Road

Dorchester, DT1 1ED

- Three Bedroom Double Bedrooms
- Grade II Listed
- Gated Secure Parking
- Three Adaptable Reception Rooms
- Characterful Throughout
- Backing on to Salisbury Fields
- Close to Scenic Walks along the River
- Downstairs Shower Room
- Flat Walk to Town Centre
- Close to Local Amenities, Transport Links and Schools





A SPACIOUS and charming GRADE II LISTED THREE BEDROOM end of terrace cottage, ideally positioned just a five-minute walk from the historic centre of DORCHESTER. Full of CHARACTER and PERIOD features, this beautiful home offers THREE VERSATILE RECEPTION rooms, providing flexible living space to suit modern family life, along with the added benefit of a GROUND FLOOR SHOWER ROOM. GATED OFF ROAD PARKING enhances the practicality of this delightful property.

Enjoying a peaceful COUNTRYSIDE outlook towards Salisbury Fields and close to SCENIC river walks, the cottage perfectly balances town and country living. With LOCAL AMENITIES and excellent TRANSPORT LINKS only moments away, this is a rare opportunity to secure space, charm and convenience in a highly SOUGHT AFTER LOCATION.

Entering the property, the ground floor offers an impressive range of flexible living space,



comprising three adaptable reception rooms, a kitchen/diner and a shower room.

The main living room is a generous and welcoming space, centred around a charming wood burner that perfectly complements the character of this Grade II listed cottage. A second reception room, currently arranged as a home office and library, enjoys an ideal connection to the kitchen and could easily serve as a formal dining room if desired.

The kitchen/diner is a truly special room, rich in character and charm, featuring ample work surfaces, a range of base units with eye-level shelving, plumbing for a washing machine and space for a large range oven — an ideal setting for both everyday family life and entertaining. The third reception room is a beautiful and versatile space, presently used as an art studio, with direct access to the rear garden, allowing natural light and a seamless indoor-outdoor feel. The ground floor is completed by a shower room fitted with a shower, wash hand basin and WC.



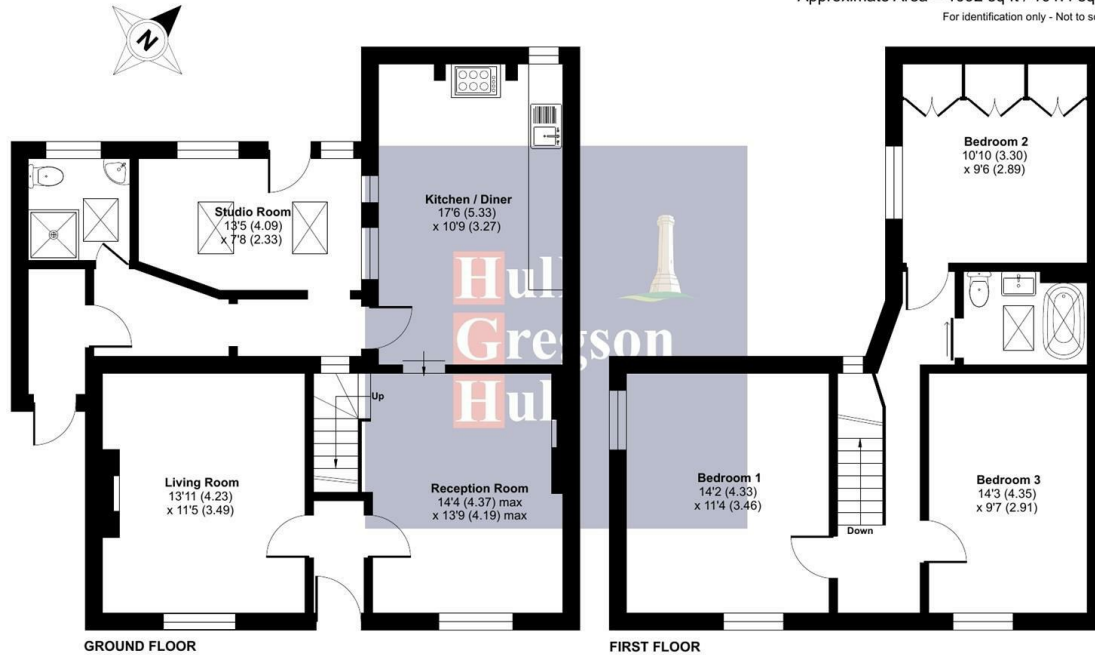
Upstairs, there are three double bedrooms and the family bathroom. Bedroom one is dual aspect, flooding the room with natural light. Bedroom two benefits from built-in storage, while bedroom three enjoys a pleasant outlook over the green. The bathroom features a freestanding bathtub with shower over, wash hand basin and WC, blending comfort with period charm.

Externally, the private walled garden provides a peaceful oasis, with a raised lawn bordered by a variety of shrubs and bushes. A gravel driveway offers gated off-road parking and is further complemented by a useful storage shed that used to be a coal store .

South Walks Road, Dorchester, DT1

Approximate Area = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1417168

Living Room
13'10" x 11'5" (4.23 x 3.49)

Reception Room
14'4" max x 13'8" max (4.37 max x 4.19 max)

Kitchen/Diner
17'5" x 7'9" (5.33 x 2.37)

Studio Room
13'5" x 7'7" (4.09 x 2.33)

Bedroom One
14'2" x 11'4" (4.33 x 3.46)

Bedroom Two
10'9" x 9'5" (3.30 x 2.89)

Bedroom Three
14'3" x 9'6" (4.35 x 2.91)

Family Bathroom

Ground Floor Shower Room

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Grade II Listed building.

Property type: End of terrace.
Property construction: Standard
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

