

Symonds
& Sampson

11 Monmouth Road

Dorchester, Dorset

11

Monmouth Road

Dorchester, Dorset
DT1 2DE

A mid-terrace Victorian family home with period features and low-maintenance garden near Dorchester town centre.



- Stylish Victorian home with original features
- Loft conversion potential (subject to necessary planning consents)
 - Bespoke kitchen with dining space
 - Two further reception rooms
- Spacious principal bedroom with wardrobes
- Attractive family bathroom with limestone tiles
- Low-maintenance garden with patio seating
 - Popular location near town centre
 - Excellent decorative order throughout

Guide Price **£385,000**

Freehold

Dorchester Sales
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THE PROPERTY

This stylish Victorian property is full of period features and has been thoughtfully renovated by the current owners. It is located on a popular road, within easy reach of Brewery Square, the main line train station, and Dorchester town centre.

The entrance hall, with original floor tiles, extends to the rear of the house, leading to a family kitchen/breakfast room with space for dining by the side window. The bespoke kitchen features handmade wooden cabinetry paired with solid oak worktops, with cleverly concealed spaces for a freestanding dishwasher, washing machine and tumble dryer, as well as provision for a fridge/freezer. Integrated appliances include a gas hob, electric oven and cooker hood. Further benefits include a generous under-stairs storage cupboard and a door providing direct access to the rear garden.

To the rear, a formal dining room with painted wooden floorboards and a chimney suitable for a wood-burning stove is currently used as a versatile home office. At the front, the sitting room is bright and inviting, with a bay window flooding the space with natural light and a central fireplace complete with a fitted wood-burning stove.

On the first floor, a spacious landing with stripped wooden floorboards provides access to all bedrooms. Each bedroom

retains an ornate fireplace, while the principal bedroom further benefits from two built-in double wardrobes.

The family bathroom is fully tiled in limestone and fitted with a contemporary white suite. The loft is accessed via a ladder and benefits from lighting. It is partially boarded and generously sized, offering useful storage and considered suitable for conversion, subject to the necessary consents.

OUTSIDE

A low-maintenance, level garden designed for easy enjoyment, featuring generous patio seating areas, flower borders, and secure boundary fencing. At the rear, there is a practical timber shed with an attached wood store, ideal for storage or garden equipment.

DIRECTIONS

What3words///circles.sings.storybook

SITUATION

Monmouth Road is a highly regarded residential location within Dorchester, situated approximately half a mile from the town centre. Dorchester offers a wide range of shops, restaurants and leisure facilities, including the popular Brewery Square development with its variety of retail outlets, eateries and cinema. The Dorset County Hospital is close by, along with a selection of well-regarded local schools.

Dorchester South and Dorchester West railway stations provide mainline services to London Waterloo and Bristol Temple Meads respectively.

A wide range of sporting and leisure facilities are available locally, including the 1610 Leisure Centre, Dorchester rugby, football and cricket clubs, tennis and squash at the Dorchester Tennis and Squash Club, golf at Came Down, and sailing and water sports at nearby Weymouth and Portland. The surrounding countryside and the World Heritage Jurassic Coast offer outstanding opportunities for walking, riding and outdoor recreation.

SERVICES

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

MATERIAL INFORMATION

Please note that the garden photographs were taken during the summer months.



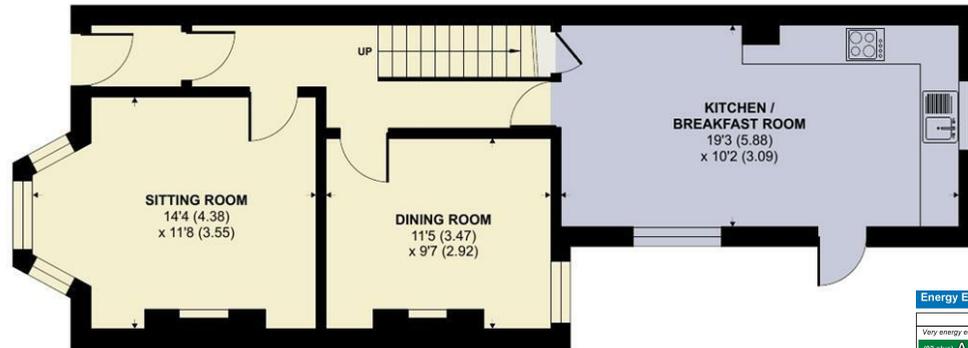
Monmouth Road, Dorchester

Approximate Area = 1144 sq ft / 106.2 sq m

For identification only - Not to scale

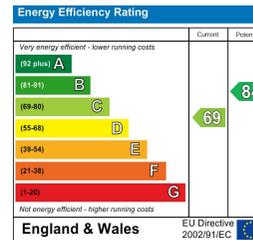


FIRST FLOOR



GROUND 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: 1403424



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