



Symonds  
& Sampson

32 Holloway Road, Fordington

Dorchester, Dorset

# 32 Holloway Road

Fordington, Dorchester,  
Dorset, DT1 1LF

A charming three-bedroom semi-detached cottage with character features and tiered garden in the sought-after area of Fordington.



- Charming three-storey semi-detached cottage
- Located in the highly sought-after area of Fordington
  - Three well-proportioned bedrooms
    - Tiered rear garden
  - Elevated position with pleasant views
    - No forward chain

Guide Price **£225,000**

Freehold

Dorchester Sales  
01305 261008

[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)



THE PROPERTY

A charming three-storey, three-bedroom semi-detached cottage constructed of stone with attractive brick coining, situated in the highly sought-after area of Fordington. The property further benefits from a tiered courtyard garden to the rear.

The cottage is entered via the sitting room, a welcoming space featuring an exposed brick fireplace with a wood-burning stove, creating a warm and characterful focal point. To the rear of the property is a modern kitchen, fitted with a range of gloss wall and base units, offering space for white goods and providing direct access to the garden.

The first floor comprises the principal bedroom, complete with a fitted wardrobe, alongside the family bathroom, which is fitted with a wash hand basin, WC, and a bath with shower over.

On the second floor, there are two further well-proportioned bedrooms, offering flexible accommodation.

OUTSIDE

The property enjoys a tiered rear garden. Immediately adjoining the kitchen is a practical courtyard area, with steps leading up to a higher level of the garden. This upper section offers excellent potential to be landscaped to suit individual preferences, whether laid to lawn or decking for ease of maintenance, and benefits from pleasant elevated views.

SITUATION

32 Holloway Road is located on the eastern fringe of Dorchester, within the popular Fordington area. This well-positioned location offers easy access to a range of amenities, including a nearby convenience store and the Fordington Green, home to a traditional fish and chip shop and a welcoming coffee shop - both well worth a visit. The area is also ideally placed for access to countryside walks, including nearby Salisbury Fields.

The property falls within the catchment area of several highly regarded schools. Dorchester's historic town centre is just a short distance away, offering an excellent selection of shops, restaurants, and leisure facilities, including the vibrant Brewery Square development. Dorchester South and Dorchester West train stations provide direct rail links to London Waterloo and Bristol Temple Meads, respectively, while Dorset County Hospital is also conveniently nearby.

The town boasts a wide range of sports clubs, catering to cricket, rugby, football, tennis, and golf enthusiasts. Just a few miles to the south lies the stunning Jurassic Coast, known for its sandy beaches, scenic coastal walks, and exciting opportunities for water sports.

DIRECTIONS

What3words:///resist.harnessed.showrooms

SERVICES

All mains services are connected.  
Gas 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

The property benefits from a right of access over the neighbouring property to the rear garden., via side access.  
The property falls within a conservation area.



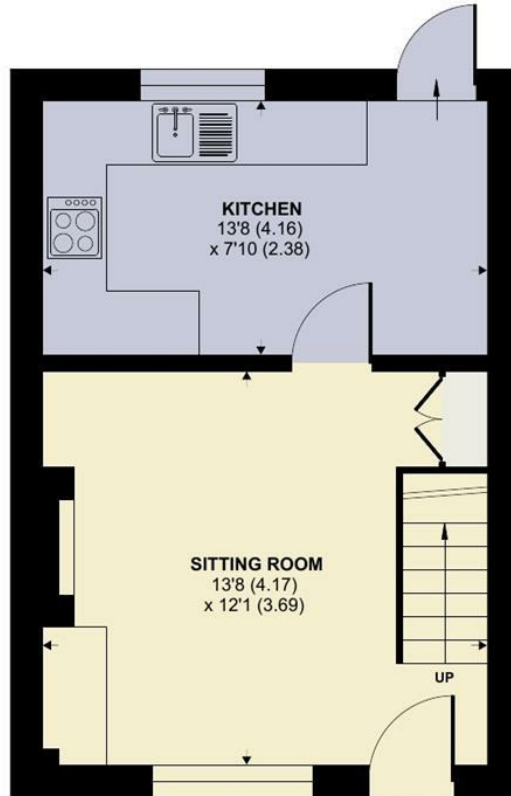
# Holloway Road, Fordington, Dorchester

Approximate Area = 837 sq ft / 77.7 sq m

For identification only - Not to scale



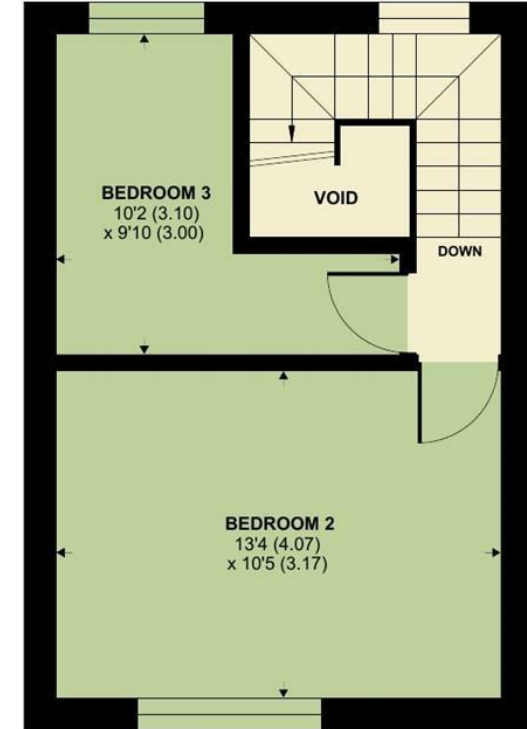
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (102 plus) <b>A</b>                         |         |           |
| (81-101) <b>B</b>                           |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 65      | 78        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



GROUND FLOOR



FIRST FLOOR



SECOND 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: 1448389



Dorchester/ATR/19.08.2026 rev



01305 261008

dorchester@symondsandsampson.co.uk  
Symonds & Sampson LLP  
9 Weymouth Avenue, Brewery Square,  
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**