



Symonds
& Sampson

1 Fordington Farm Cottages

Alington Avenue, Dorchester, Dorset

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Alington Avenue, Dorchester
Dorset, DT1 2AB

An end-of-terrace period house with a generous garden, garage and excellent potential to create a wonderful family home, conveniently situated on the outskirts of Dorchester.

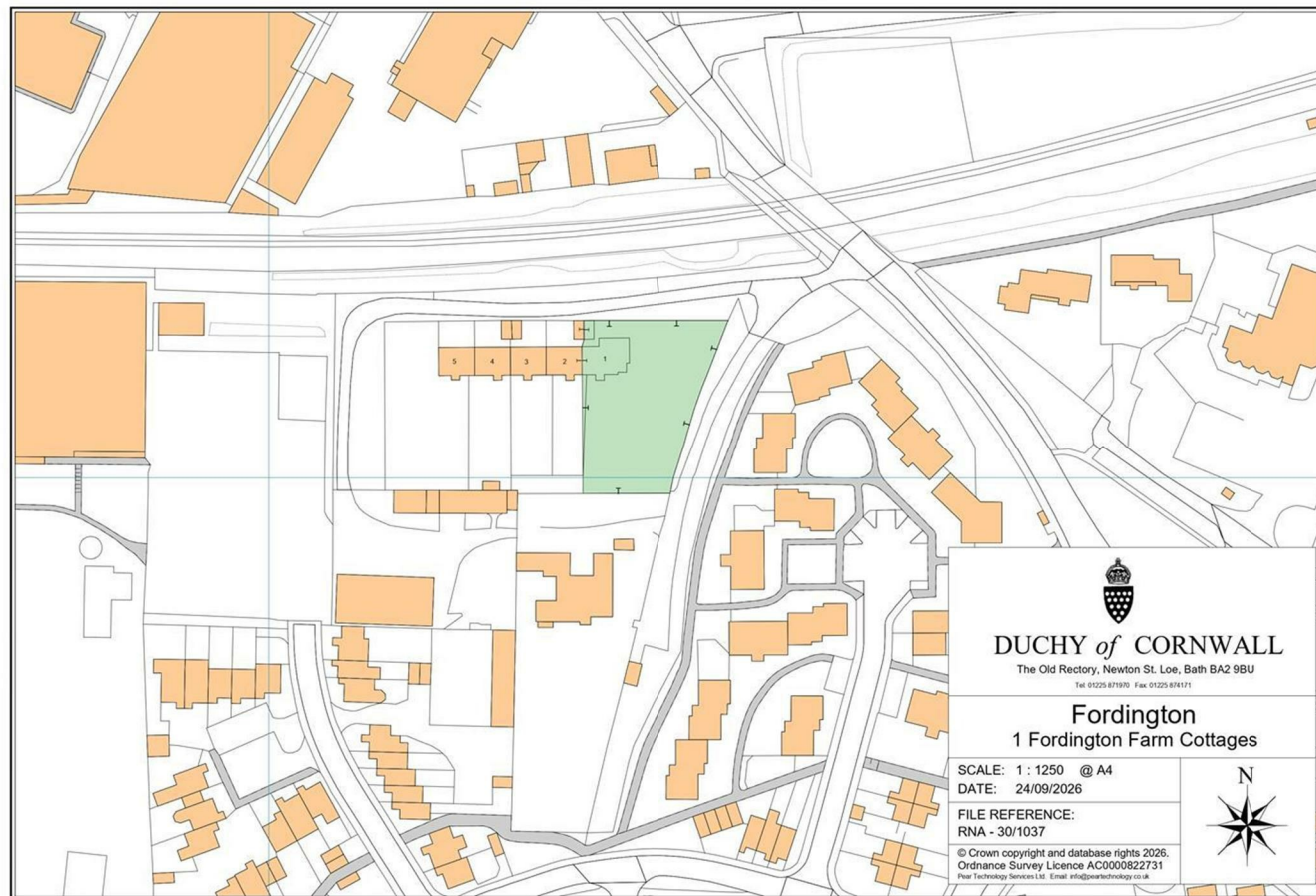


- End-of-terrace period house
- Generous garden with southerly aspect
- Extended accommodation requiring modernisation
- Spacious kitchen / breakfast room and utility room
 - Sitting room and separate dining room
 - Ground floor modern shower room
 - Attached garage and parking potential
 - Convenient town and school access

Guide Price **£350,000**

Freehold

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Fordington
1 Fordington Farm Cottages

SCALE: 1 : 1250 @ A4

DATE: 24/09/2026

FILE REFERENCE:
RNA - 30/1037

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THE PROPERTY

This end-of-terrace period house enjoys a leafy setting on a private road towards the outskirts of Dorchester. Occupying an unusually generous plot for the town, the property benefits from a garage and has the potential to create further off-road parking to the front. The property requires modernisation throughout but presents an excellent opportunity to create a wonderful family home and is offered for sale with vacant possession.

The well-proportioned and extended accommodation is arranged over two floors. The ground floor comprises an entrance hall, kitchen/breakfast room, large utility room, modern shower room, sitting room and separate dining room with French doors to the rear garden. The first floor provides three double bedrooms and a family bathroom.

OUTSIDE

The rear garden is a particular feature of the property, being an exceptional size for a town location. Extending to both the rear and side of the house, the garden is mainly laid to lawn and enjoys a southerly and easterly aspect. There is also a patio, greenhouse and side access to the front, together with a number of mature trees and shrubs.

To the front, a gravelled garden sits alongside the attached single garage.

SITUATION

The property is situated on the outskirts of Fordington, within easy reach of Dorchester town centre, and falls within the catchment area for a number of highly regarded schools, including Manor Park First School, Dorchester Middle School and The Thomas Hardy School.

Dorchester, the county town of Dorset, offers an excellent range of shopping, educational and recreational facilities. There are numerous sports clubs within the town, including cricket, rugby, football, tennis and golf, while the surrounding countryside provides an extensive network of footpaths and bridleways. The Jurassic Coast, with its sandy beaches, dramatic coastline and opportunities for a variety of water sports, lies just a few miles to the south.

Mainline rail services are available from Dorchester South to London Waterloo and from Dorchester West to Bristol Temple Meads.

DIRECTIONS

what3words:///broth.vehicle.trade

SERVICES

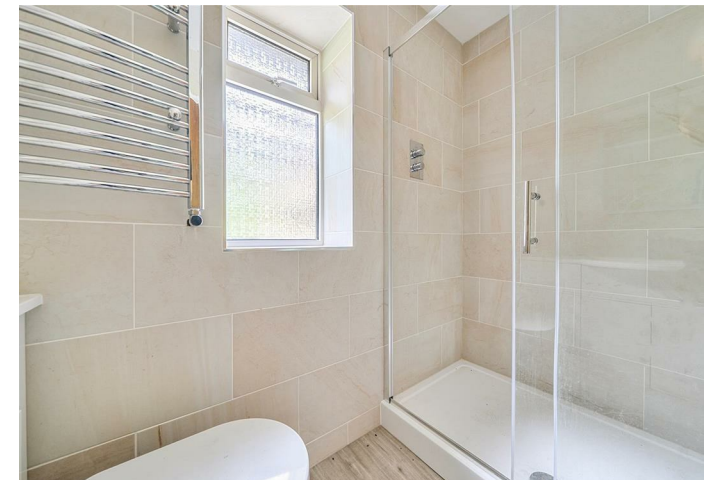
All main services are connected.

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: D (Dorset Council - 01305 251010)



Fordington Farm Cottages, Alington Avenue, Dorchester

Approximate Area = 1511 sq ft / 140.3 sq m

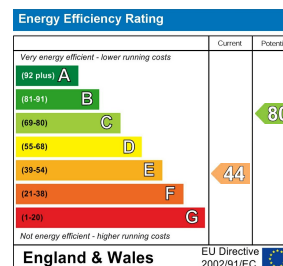
Garage = 130 sq ft / 12.1 sq m

Total = 1641 sq ft / 152.4 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1471835



MATERIAL INFORMATION

An overage provision will apply to the garden in respect of any future development. Further details will follow.

The property is accessed via a shared private driveway. Further details of the access arrangements are to be confirmed.

Please note that there are several tall trees and two telegraph poles within the property's boundary.

Photographs were taken in June 2026.



Dorchester/KWI/19.10.2026



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