



Symonds
& Sampson

2 Fordington Farm Cottages

Alington Avenue, Dorchester, Dorset

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Alington Avenue, Dorchester
Dorset, DT1 2AB

A spacious mid-terrace period house with garage and large garden, offering potential for improvement in Dorchester town.



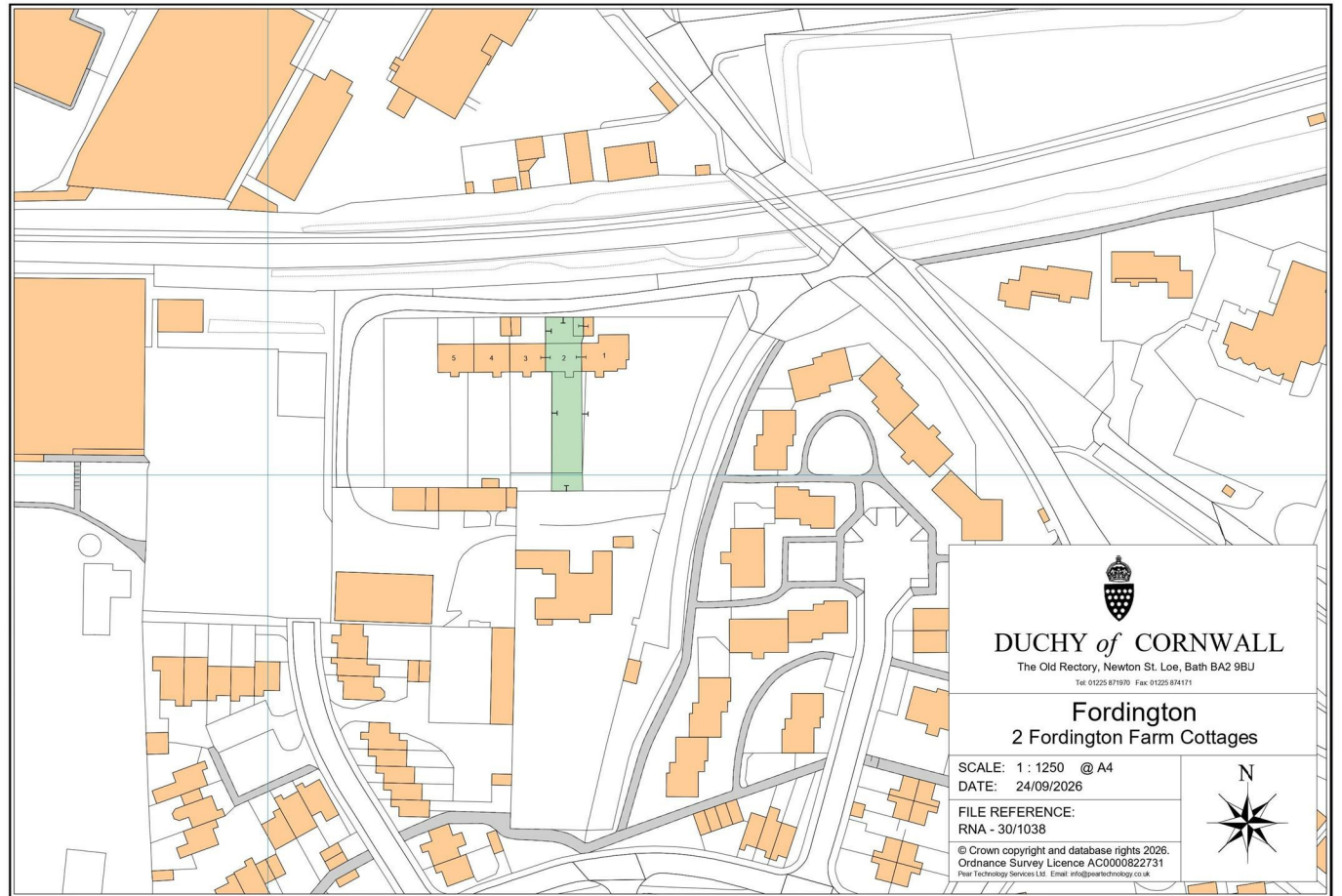
- Three double bedroom period house
 - Quiet leafy private road
 - In need of modernisation
- Garage and potential for parking
 - Generous rear garden
- Easy access to town centre
 - Gas central heating
 - No onward chain

Guide Price **£300,000**

Freehold

Dorchester Sales
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THE PROPERTY

This mid-terrace period house of brick construction enjoys a leafy setting on a quiet and private road towards the outskirts of Dorchester. The property requires modernisation and occupies a spacious plot, with off-road parking and a garage to the front, together with generous gardens to the rear. The house is offered for sale with vacant possession.

Providing well-proportioned accommodation arranged over two floors, the property comprises an entrance hall, kitchen, sitting room and separate dining room with some period features on the ground floor. The first floor offers three double bedrooms and a bathroom.

OUTSIDE

To the front, there is a single garage and an enclosed front lawn, which offers potential to create off-road parking if desired.

To the rear, the garden comprises a generous lawn, a shaded timber walkway, a timber deck providing an area for outdoor seating, and a level patio adjoining the rear of the property.

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///punters.shoulders.remarks

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: C (Dorset Council - 01305 251010)





Alington Avenue, Dorchester

Approximate Area = 1221 sq ft / 113.4 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1353 sq ft / 125.6 sq m

For identification only - Not to scale

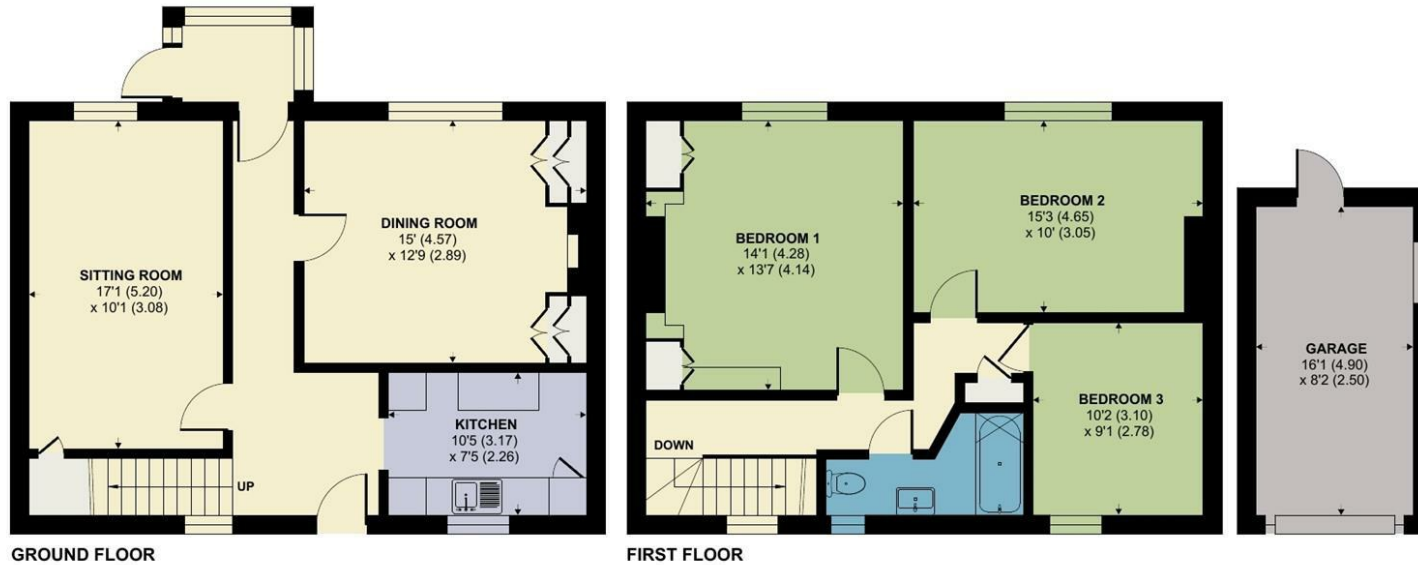
MATERIAL INFORMATION

Please note that the eastern boundary fence will be repositioned to the midpoint between Nos. 1 and 2 to provide increased privacy for No. 2. As a result, the rear garden will be slightly narrower.

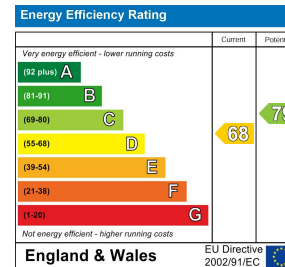
Please also note that one house is due to be built on the land to the west of No. 5 Fordington Farm Cottages.

The property is accessed via the use of a shared private driveway. Details of this access arrangement are to be confirmed.

Photos were taken in June 2026.



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: 1471845



Dorchester/KWI/08.10.2026



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