Fordington Dairy

Dorchester

£300,000

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3 Fordington Dairy, Dorchester, Dorset, DT1 1FD

This charming Grade II listed terraced house is situated within a designated conservation area and beautifully combines character with modern living. The property features a spacious open-plan living area incorporating a well-appointed kitchen, three generous double bedrooms and a family bathroom. Outside, there is a low-maintenance garden, together with an allocated parking space, making this an ideal home for those seeking a characterful property within easy reach of Dorchester town centre. EPC rating D.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

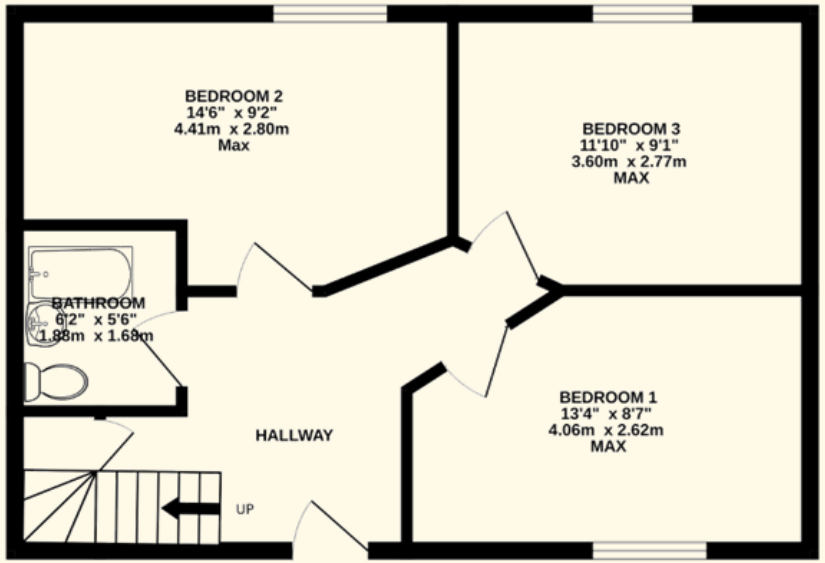
Set within the historic conversion of the former Fordington Dairy Buildings, this exceptional three double bedroom terraced house offers a unique blend of period character, generous living space and contemporary comfort, all within a secure gated development in the heart of Dorchester. Thoughtfully converted in 1999, the development retains many of its original architectural features, creating a distinctive setting that reflects the area's rich heritage.

The principal living accommodation is arranged across the upper floor, creating a wonderful sense of light, space and volume. At the heart of the home is an impressive open-plan living, dining and kitchen area, enjoying a dual aspect that allows natural light to flood the space. The kitchen is fitted with a range of wall and base units, providing a practical and stylish setting while complementing the character and charm of the surrounding accommodation.

The property offers three well-proportioned double bedrooms, together with a family bathroom. Throughout the home, exposed beams and period detailing combine with the generous proportions to create a warm, characterful and inviting atmosphere.

Externally, the property benefits from a low-maintenance patio garden, providing an ideal space for outdoor seating and entertaining. An allocated parking space is also provided within the secure gated development, adding further convenience to this highly desirable home.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



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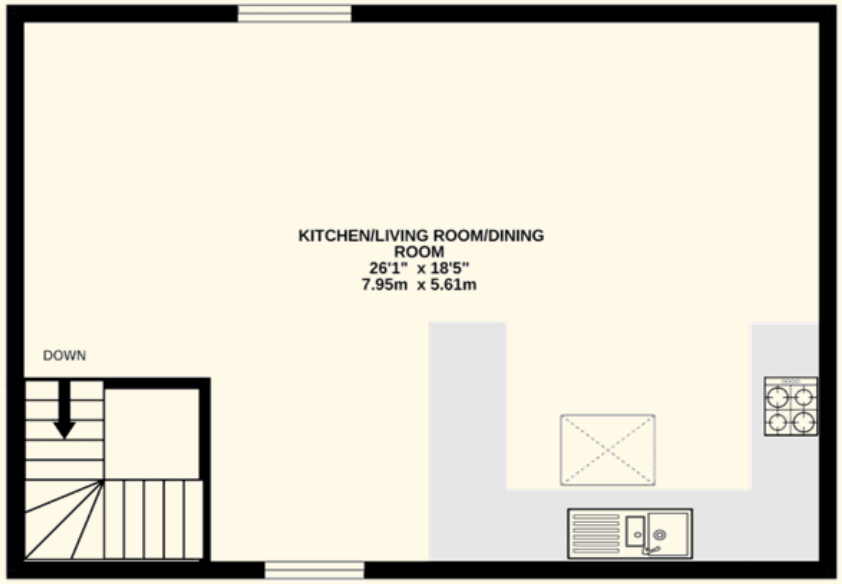
1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Agents Notes:
There is charge of £40 per month for communal areas.
No commercial vehicles.

Services:
Mains electricity, water and drainage are connected.
Gas central heating.

Mobile & Broadband:
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk.