



86 St. George's Road
Dorchester, Dorset

86 St. George's Road

Dorchester
DT1 1PB

An end of terrace 3 bedroom house in excellent decorative order with generous South-facing rear garden situated in Dorchester.



- Dining conservatory
- Generous rear garden with side access
 - Outbuilding in the garden
- Recently fitted shower room
- Excellent decorative order
 - Gas central heating
 - South facing garden
 - Downstairs WC

Guide Price **£340,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Built of brick construction beneath a tiled roof, this spacious property has been thoughtfully extended to the rear, creating a stunning dining conservatory. Situated within walking distance to the town centre. The accommodation has been beautifully decorated throughout and is complemented by a landscaped south-facing garden.

The sitting room has been opened up to the hallway, creating a bright, modern feel. French doors lead through to the impressive dining conservatory, with a solar-control roof and provides access to the garden via steps. To the front of the property, the fitted kitchen offers an excellent range of wall and base unit storage, along with space for a gas cooker with fitted extractor hood and space for washing machine, tumble dryer and dishwasher. Also on the ground floor is a convenient downstairs WC and a useful built-in storage cupboard.

On the first floor, there are three bedrooms. Two are generous double rooms, both benefiting from built-in cupboards, while the third is a spacious single bedroom. The contemporary family shower room has been recently fitted and comprises a shower cubicle, WC and countertop wash hand basin with useful storage beneath.

OUTSIDE

Steps rise to a fairly level garden which is mainly laid to lawn with fenced boundaries and a side gate giving access to the on street parking. There is a patio seating area by the lawn, which is perfect for outside dining and barbeques and a brick built outbuilding with electrics, which makes a great garden shed or small workshop.

To the front of the house is a path to the front door and lawned garden with Laurel hedging.

SITUATION

The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

Dorchester south and west train stations provide services

to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

What3words ///moving.diplomats.former

SERVICES

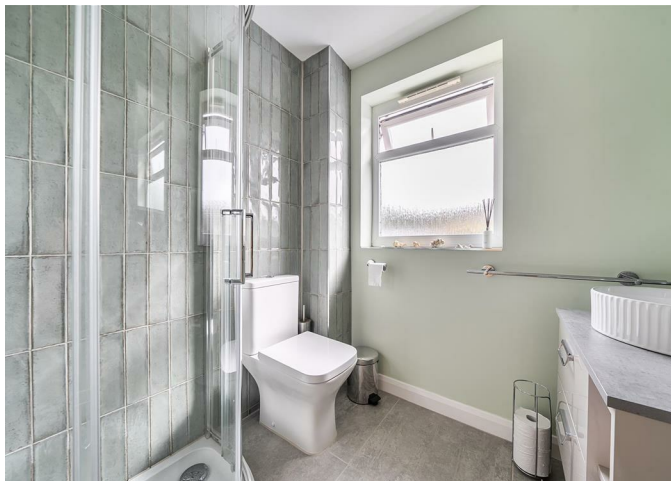
All main services are connected.
Gas central heating.

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)

AGENTS NOTE

The vendors have advised us that the property is not subject to a section 157 and there is no mention of this on the title register.
Photos were taken Sept 2026



St. George's Road, Dorchester

Approximate Area = 1028 sq ft / 95.5 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1073 sq ft / 99.6 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: 1520354



Energy Efficiency Rating		
More energy efficient - lower running costs	Current	Potential
92-100 A		87
81-91 B		
69-80 C	74	
55-68 D		
49-54 E		
41-48 F		
35-40 G		
1-34 Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Dorchester/KW/24.09.26



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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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