



Icen Way, Dorchester, DT1 1

**Guide Price £250,000**

Meyers Estates Poundbury

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This charming Grade II listed two-bedroom cottage is ideally situated in the very heart of Dorchester town centre and has recently undergone a thoughtful refurbishment programme. The improvements enhance both presentation and everyday comfort while carefully preserving the property's historic character.

Showcasing a wealth of original features, including exposed beams and period detailing, the cottage successfully blends charm with modern convenience. A newly fitted kitchen and fresh redecoration throughout create a bright, welcoming interior, resulting in a well-presented home ready for immediate occupation, ideal for buyers seeking a distinctive yet practical residence.

Externally, the property benefits from a private rear courtyard garden, a particularly valuable feature for a central location. This sheltered outdoor space is perfectly suited to seating or container planting while remaining pleasingly low maintenance.

#### Situation

The cottage occupies an exceptionally convenient position within the county town of Dorchester. Steeped in history and centrally located along the Jurassic Coast, the town is known for its attractive architecture, vibrant community, and surrounding countryside.

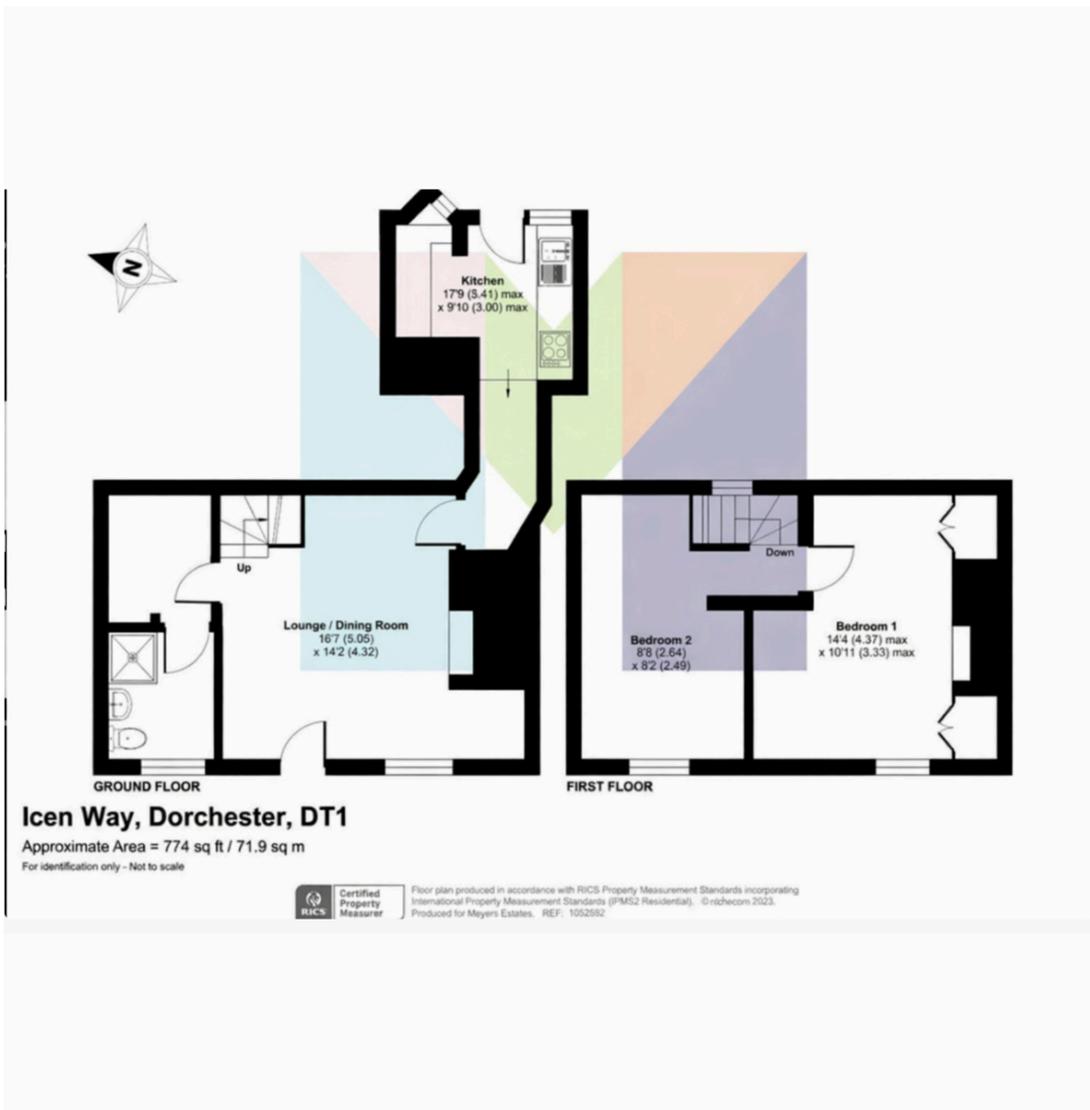
Dorchester provides a comprehensive range of shopping, leisure, and cultural amenities, including a cinema, County Museum, leisure centre, and the popular Borough Gardens. A variety of public houses, cafés, and restaurants contribute to its lively yet relaxed atmosphere. Major employers include Dorset County Hospital and Dorset Council, while excellent transport links feature mainline rail services to London Waterloo and Bristol Temple Meads, along with regular bus routes to surrounding areas.

#### Accommodation

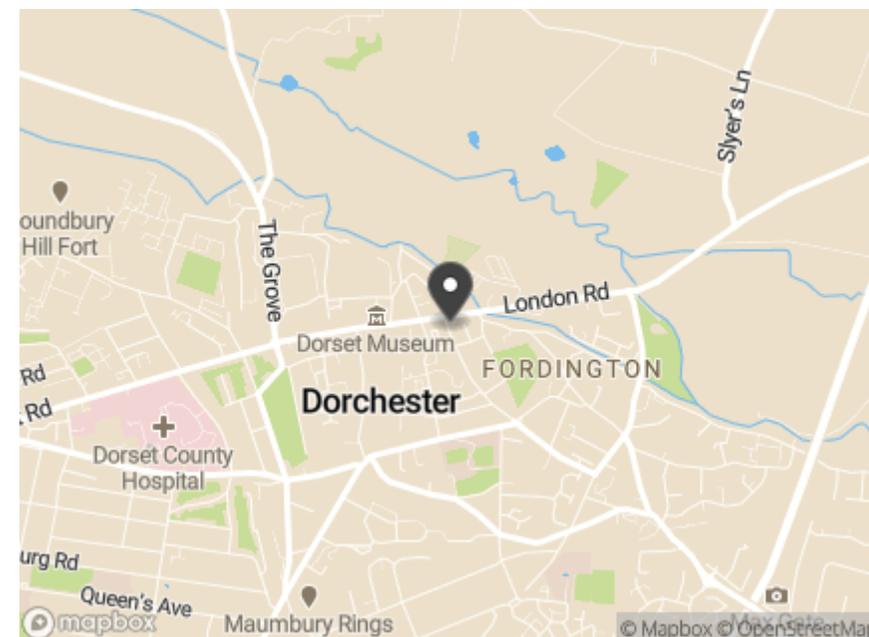
The spacious sitting room is filled with natural light from a front-aspect secondary-glazed window and features exposed beams alongside a fireplace with inset gas fire, creating a warm focal point. The recently refitted kitchen offers wall and base units with wood block work surfaces, integrated appliances, and space for additional essentials. A rear window and part-glazed door provide direct access to the courtyard garden, enhancing the home's sense of light and practicality.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	87
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



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