



Icen Way
Dorchester



PARKERS
PROPERTY CONSULTANTS & VALUERS

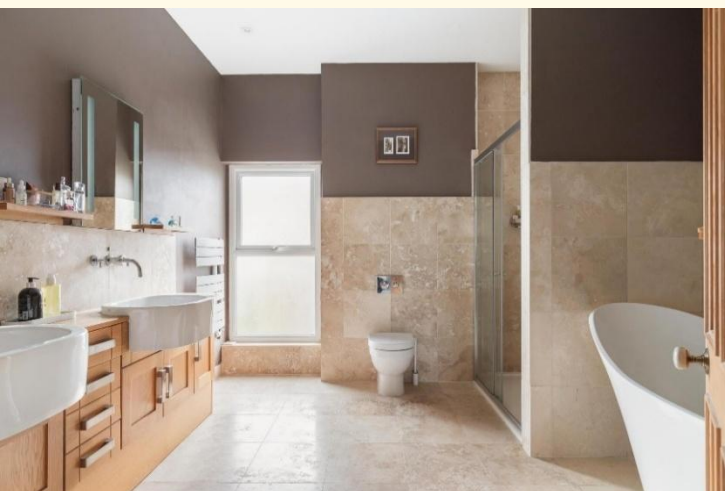




Found within a conservation area, this stylish and imposing semi-detached home is situated within walking distance of Dorchester town centre and offers generous, versatile accommodation arranged over four floors. The property features a large, open modern kitchen; three reception rooms, one served by an additional kitchen, seven bedrooms, four of which benefit from en-suite facilities, a games room, cinema room, sun room, cloakroom, and a family bathroom. There is also an excellent range of storage solutions throughout, and electric underfloor heating is fitted to all en-suite and bathroom areas. EPC rating C.

On approaching this impressive home, you are greeted by a set of stairs leading up to the front door and into a useful storm porch around a part-glazed door that opens into the entrance hall. The hall provides access to all ground-floor rooms and to two staircases one rising to the first floor and the other descending to the lower-ground level.

The lower-ground floor is a self-contained area, comprising an annexe sitting room served by a kitchen, storage space, a double bedroom, and a bathroom. This level also provides access to the garage and a cinema room. From the cinema room, a staircase leads back up to the ground floor, offering a “secret door” entry into the games room.



There are two further reception rooms on the ground level, both showcasing the versatility of this home. The sitting room boasts generous proportions and retains original features, including high ceilings, ornate coving, and a stunning feature fireplace. It flows seamlessly into the dining room, enhancing the sense of space and featuring a set of French doors overlooking the garden. There is also a convenient study located on the ground floor.

The impressive open-plan, bespoke kitchen has been crafted by the renowned designers Smallbone of Devizes. It incorporates a striking granite worktop, a range of high-end units, and a separate central island housing a variety of integrated appliances. Leading off this room are a separate WC, a walk-in pantry, and a useful utility room that mirrors the kitchen's high-end finish and provides additional under-counter space for further appliances. Light floods in from the double aspect, with two sets of French doors allowing access to the garden.

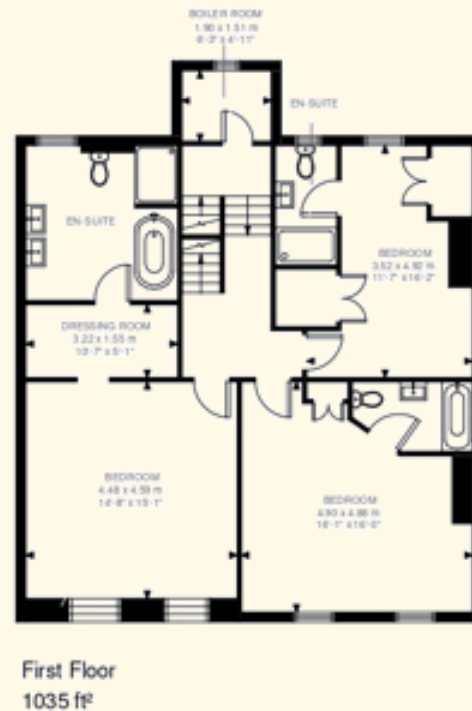
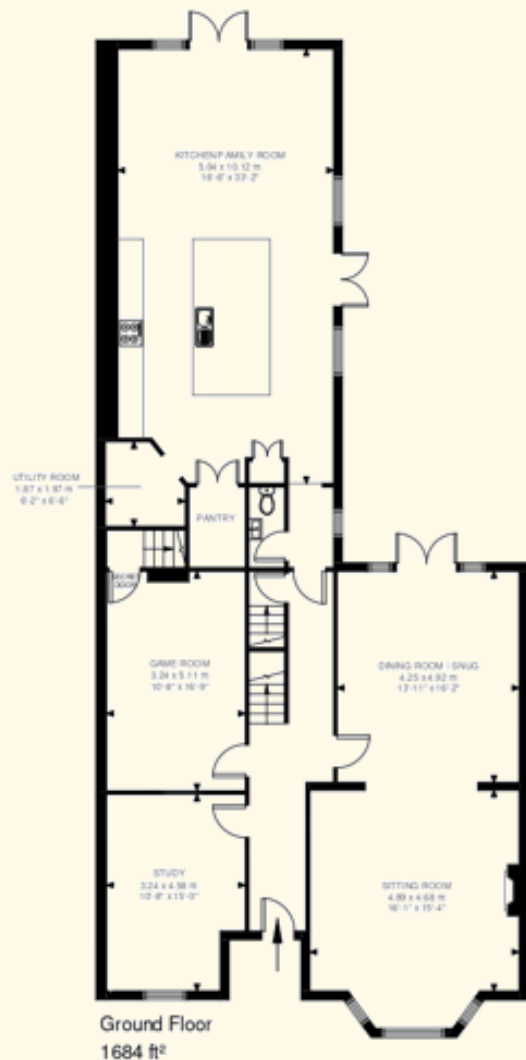
The original staircase and balustrade rise to the first floor, where the boiler room, the primary bedroom, and two further double bedrooms are located. The primary bedroom is filled with natural light from two front-aspect windows and benefits from a walk-in dressing room and a luxurious en-suite furnished with a double-ended bath, separate shower, WC, and his and hers vanity basins. The additional bedrooms also offer storage options and en-suite facilities.



Stairs rise to a half landing where the family bathroom is situated, and continue up to the second floor, which hosts three further double bedrooms. All are generously sized, with bedroom five benefitting from its own en-suite. The sun room is a wonderful addition to this exceptional home, flooded with natural light from front and side windows and a glass roof.

Externally, to the rear of the property is an enclosed garden, which during the summer months gets the sun all day and into the evening. The part walled garden is mainly laid to lawn with flower bed borders and areas of paved patio abutting the property. At the front of the property is a garage with multiple access points and entry to the ground level, which serves as a self-contained one-bedroom apartment. Additionally, there is space enough for two cars, providing off road parking, ideal for its central location.

Situated in the county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Icen Way, DT1

Approximate Gross Internal Area

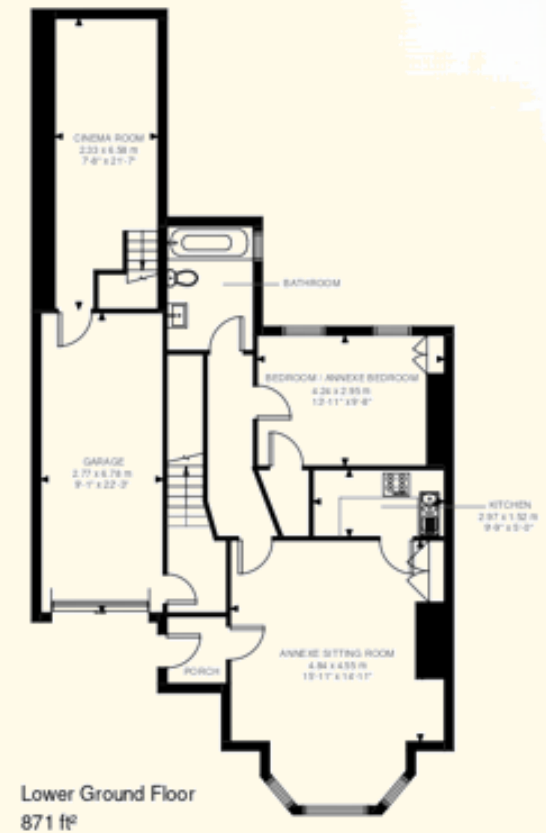
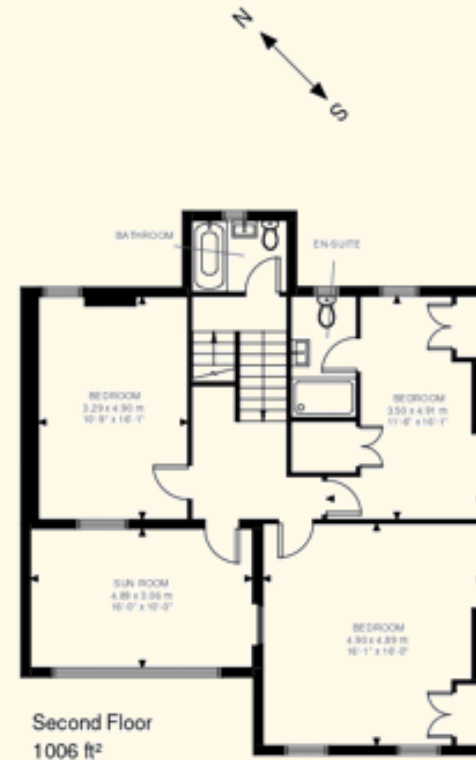
426.96 SQ.M / 4596 SQ.FT

(EXCLUDING EAVES STORAGE)

EAVES STORAGE 19.54 SQ.M / 210 SQ.FT

INCLUSIVE TOTAL AREA 446.50 SQ.M / 4806 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]



Local Authorities:

Dorset Council,
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970

Council tax band F.

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Flood Risk:

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

<https://check-long-term-floodrisk.service.gov.uk/risk#>

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

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-land-tax/#!/intro>