



Lancaster Road
Dorchester
£765,000





Introducing this impressive and spacious detached family residence situated in a prime Dorchester location. The beautifully presented home blends original character, such as classic parquet flooring, with modern enhancements including a stunning garden room addition. The home is comprised of four bedrooms, three bathrooms, a well-equipped kitchen served by a utility room and two reception rooms. Externally, the home benefits from an impressively designed and beautifully maintained, private and gated garden, a garage and space for parking. EPC Rating D.

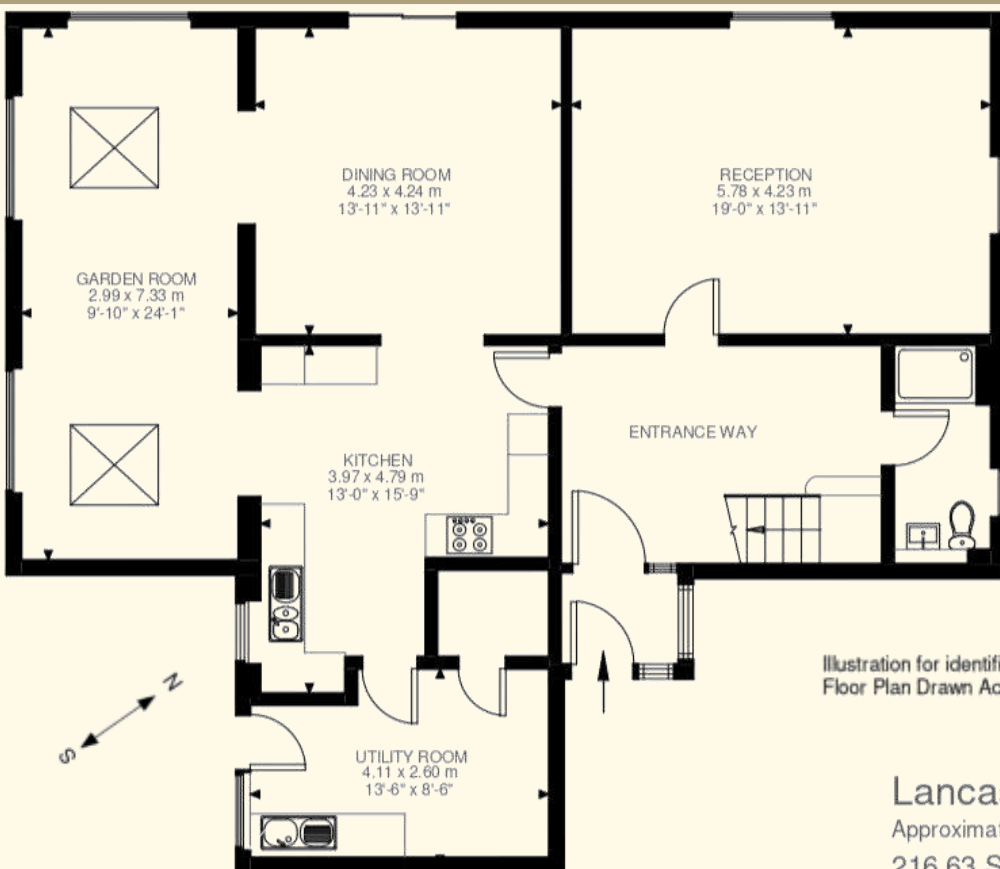
Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



On approaching the home, you are welcomed by an attractive frontage, where a neat brick-paved driveway leads to the single garage, benefiting from an electric up-and-over door and providing ample parking. Entrance is via a part-glazed door opening into a porch, which in turn leads into the spacious and welcoming entrance hall, where original parquet flooring immediately enhances the home's timeless character and charm. From here, access is provided to the reception room, kitchen/diner, and staircase rising to the first floor. The kitchen/diner is a standout feature of the home, boasting fitted wall and base units with attractive Quartz work surfaces and upstands, a 1½ bowl stainless steel sink, integrated dishwasher, fridge/freezer, fitted double ovens, combination microwave, and a four-ring induction hob with extractor hood above. Under-cabinet lighting complements the space, whilst tiled flooring flows seamlessly through to the garden room, a beautiful addition featuring two vaulted windows and three further windows offering panoramic views over the surrounding gardens. From here, an opening leads into the dining room, complemented by parquet flooring and sliding doors providing direct access to the garden, enhancing the indoor-outdoor feel of the space. A useful utility room serves the kitchen, offering additional space for appliances, houses a storage cupboard and provides additional garden access. The sitting room is bright and versatile, benefiting from a dual aspect, while a ground floor WC and shower room complete the ground floor accommodation. Stairs rise to a split-level landing, providing access to all rooms and the airing cupboard. The principal bedroom is a spacious dual-aspect retreat featuring a double wardrobe and a modern en-suite comprising a panel-enclosed bath, double shower, vanity wash hand basin, and low-level WC. Further accommodation includes three additional double bedrooms served by the modern family bathroom, fitted with a panel-enclosed bath with mixer tap and shower over, vanity wash hand basin, low-level WC, and heated towel rail.

Externally, a beautifully maintained and impressive wrap around garden spans the rear and side of the property, featuring a patio area, mature flower bed borders, and a summerhouse.

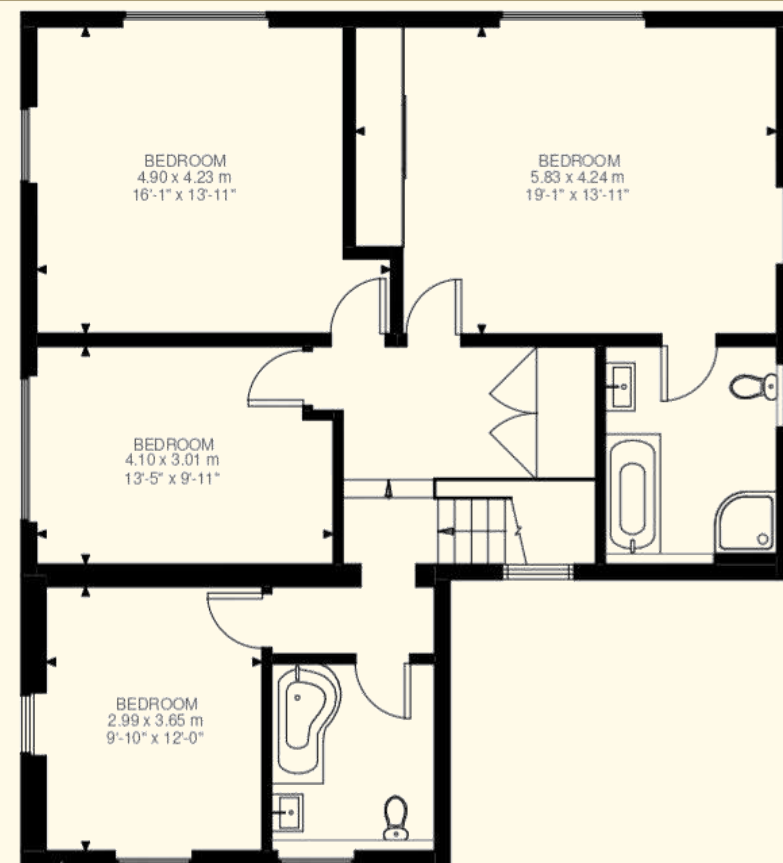




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Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Lancaster Road, DT1
Approximate Gross Internal Area
216.63 SQ.M / 2332 SQ.FT



First Floor
1058 ft²

Services:

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

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band G.

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>

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#>

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>