



Dragon Court
Dorchester
£475,000 Price Guide



This substantial and beautifully presented home offers modern, versatile living across two thoughtfully designed floors. The accommodation comprises a welcoming entrance hallway, an impressive open-plan kitchen, dining, and living space, a separate dedicated utility room, three well-proportioned double bedrooms, including a private upper-floor primary suite with a dedicated dressing area, two modern bathrooms, and an expansive, versatile internal storage room. Externally, the property features two block-paved parking spaces to the front and a beautifully landscaped, private west-facing garden to the rear. EPC rating C.

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 this substantial home, an attractive frontage with parking to the front welcomes you. Stepping through the front door, you are greeted by an inviting entrance hallway benefiting from two cupboards and finished with stylish wood effect flooring that flows throughout the entire ground floor layout. The heart of the home opens up into an impressive, open-plan kitchen, diner, and living space. The lounge area boasts a dramatic vaulted ceiling giving it an incredibly airy and grand feel. Natural light floods this room through its floor to ceiling, dual-aspect windows, and double French doors open out effortlessly to the patio to enhance indoor-outdoor living. A short dividing wall subtly defines the kitchen area, which comes fully equipped with sleek soft-close cabinetry, a high-end Neff gas hob and oven, and integrated appliances. The kitchen is served by a matching utility room featuring further work surface, its own composite sink and dedicated laundry plumbing. The ground floor accommodation is completed by two well-proportioned double bedrooms, both featuring large floor-to-ceiling windows looking directly out over the garden, and a pristine family bathroom comprising a modern suite, including a panel enclosed bath with overhead shower, shaving point and elegant spotlights enhancing the tasteful design.

The entire upper floor is dedicated to the primary bedroom, reached via split-level stairs featuring a beautiful garden-facing window. The main bedroom is a generously sized double room bathed in light from a floor-to-ceiling side window and twin Velux windows. It benefits from a spacious dressing area complete with a mirrored wardrobe and enjoys a modern en-suite shower room. Additionally, the first floor provides a highly versatile storage room.

Externally, the property continues to impress with its beautifully maintained, west-facing rear garden that acts as a private sun trap. It includes a spacious patio ideal for alfresco dining, a manicured lawn framed by mature borders, and a large wooden shed. To the front, the property boasts a lovely lawned area bordered by hedges and two dedicated block-paved parking spaces.

Agents Notes:

There is a nearby planning application. Please see planning reference P/VOC/2026/02902 for more details.

There is a biannual service charge of £202.75

Disclaimer:

Please note that this property belongs to one of our agents.

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#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band E.

Services:

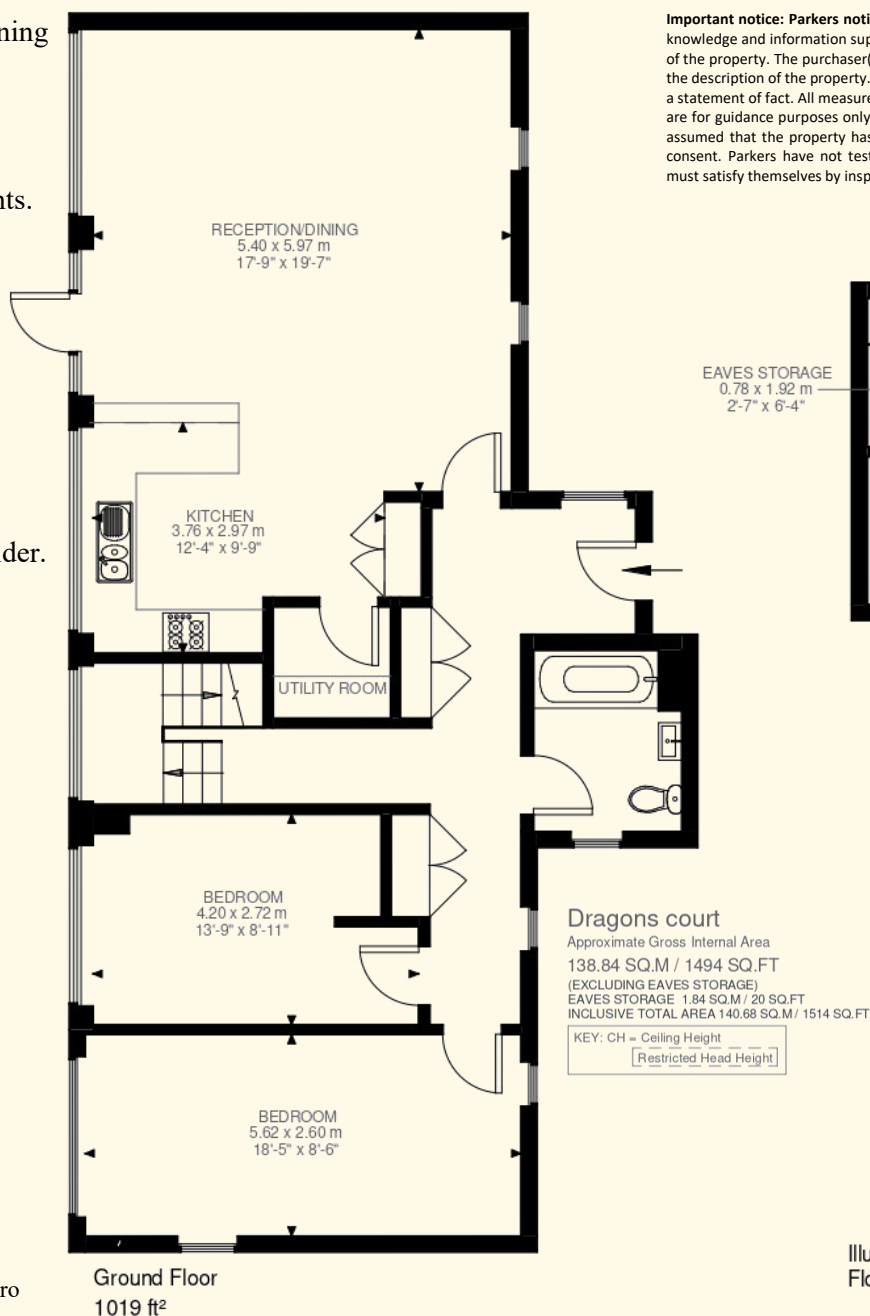
Mains electricity, water and drainage are connected.
Gas fired central heating.

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>



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.

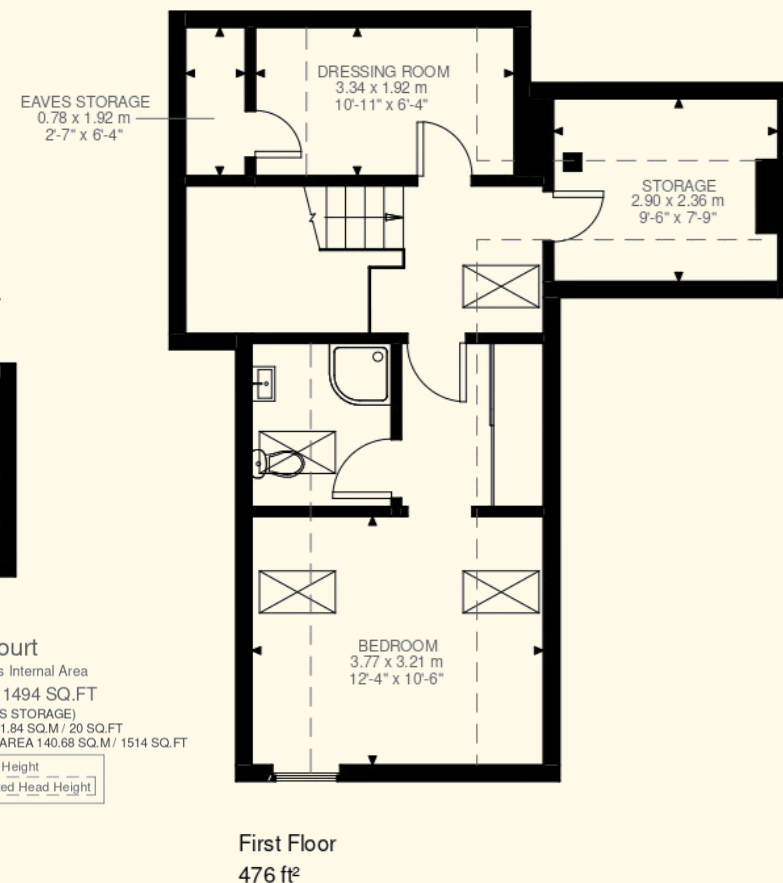


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.