



Herrington Road
Dorchester
£665,000 – Price Guide



Situated on one of Dorchester's most prestigious and sought-after roads, this four-bedroom Edwardian home perfectly blends period elegance with spacious, modern living. The property retains a wealth of original features, including high ceilings, ornate cornicing, picture and dado rails and traditional panelling. The home is comprised of three reception rooms, kitchen, a study room, four bathrooms, two being en-suite facilities to two bedrooms. Externally, the property benefits from an impressive rear garden offering privacy and a resin driveway provides convenient off-road parking for three cars. EPC rating D.

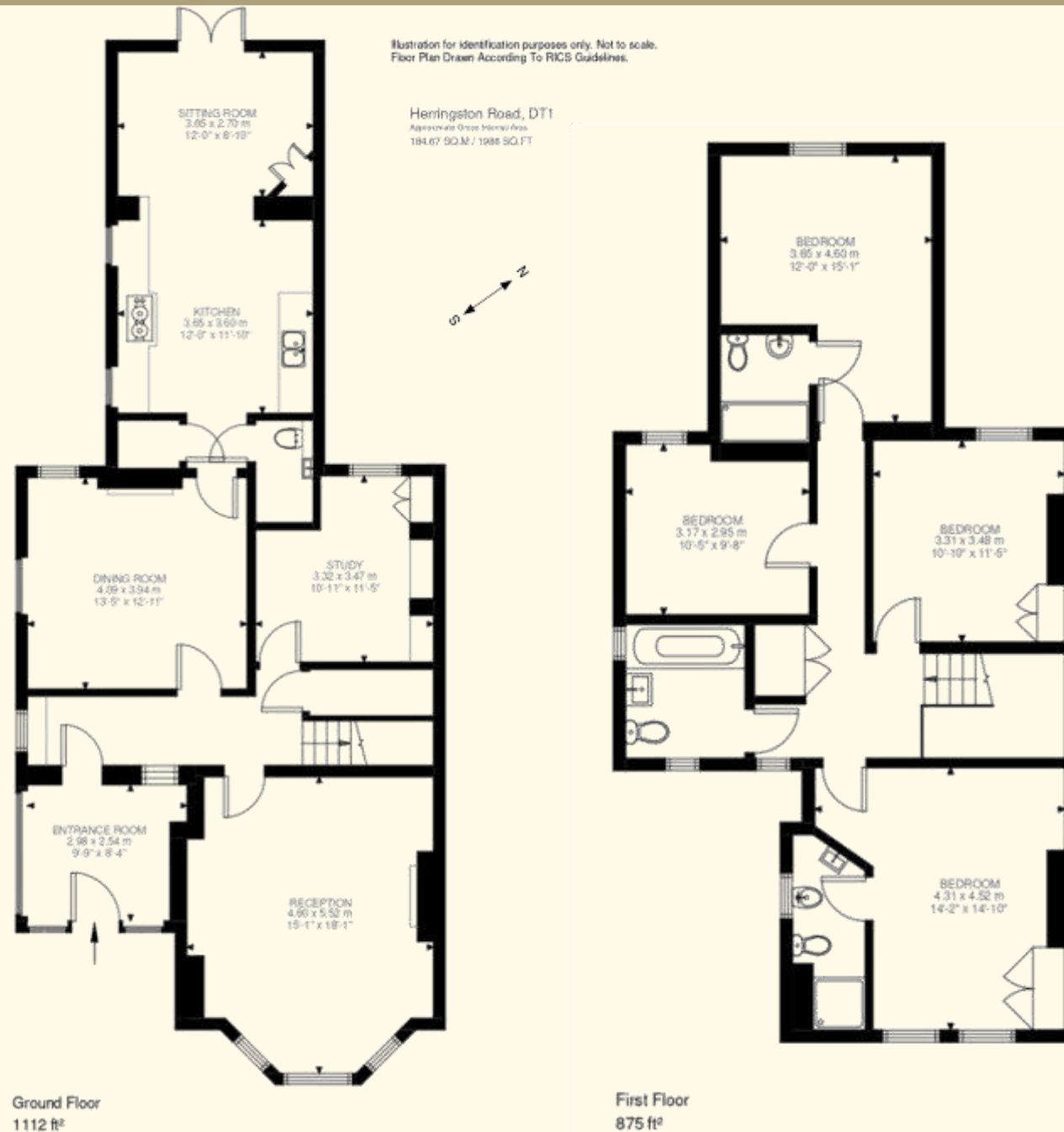
Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



On approaching the impressive home, a walled front garden features a variety of mature shrubs, creating colour and texture, and frames a driveway that offers off-road parking, access to the part-glazed front door. Upon entering the home, the front door opens into a convenient, good-sized entrance room offering the perfect place to decant and store outdoor wear. A second door grants access to the hallway, immediately setting the tone of the home with stairs rising to the first floor. The heart of the home is a wonderful front-facing reception room, beautifully presented and centred around a coal-effect gas fire with an ornate surround whilst a large bay window features fitted shutters. For formal occasions, the dual-aspect dining room offers a bright space, featuring its own decorative fireplace and direct access to the kitchen and ground floor WC. The beautifully presented kitchen is an impressive, light-filled space featuring solid wooden units with granite worktops, a black double sink, a classic Aga and a gas oven. There is additional space for a fridge/freezer and a dishwasher. The central island enhances the workspace, and tiled flooring complements the décor while flowing through an opening into the sitting room. Here, there is plenty of room for family dining or a relaxed seating area, and the room is filled with natural light from the French doors that open directly onto the garden, further enhancing the living space.

Stairs lead to the first floor, where the primary bedroom is a private retreat featuring two windows with fitted shutters, a fitted double wardrobe, and the benefit of an en-suite shower room. The second bedroom serves as an ideal guest suite, with views over the rear garden and its own en-suite walk-in shower. Two further double bedrooms are located at the rear and served by a dual-aspect family bathroom with fully tiled walls and floors.

Externally, an impressive enclosed and private rear garden is primarily laid to lawn, complemented by raised beds, a greenhouse, and a summer house with side storage. A patio adjacent to the home, along with various seating areas, offers perfect spots for outdoor relaxation, with gated side access for convenience.



Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band F

Broadband and Mobile:

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>

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.