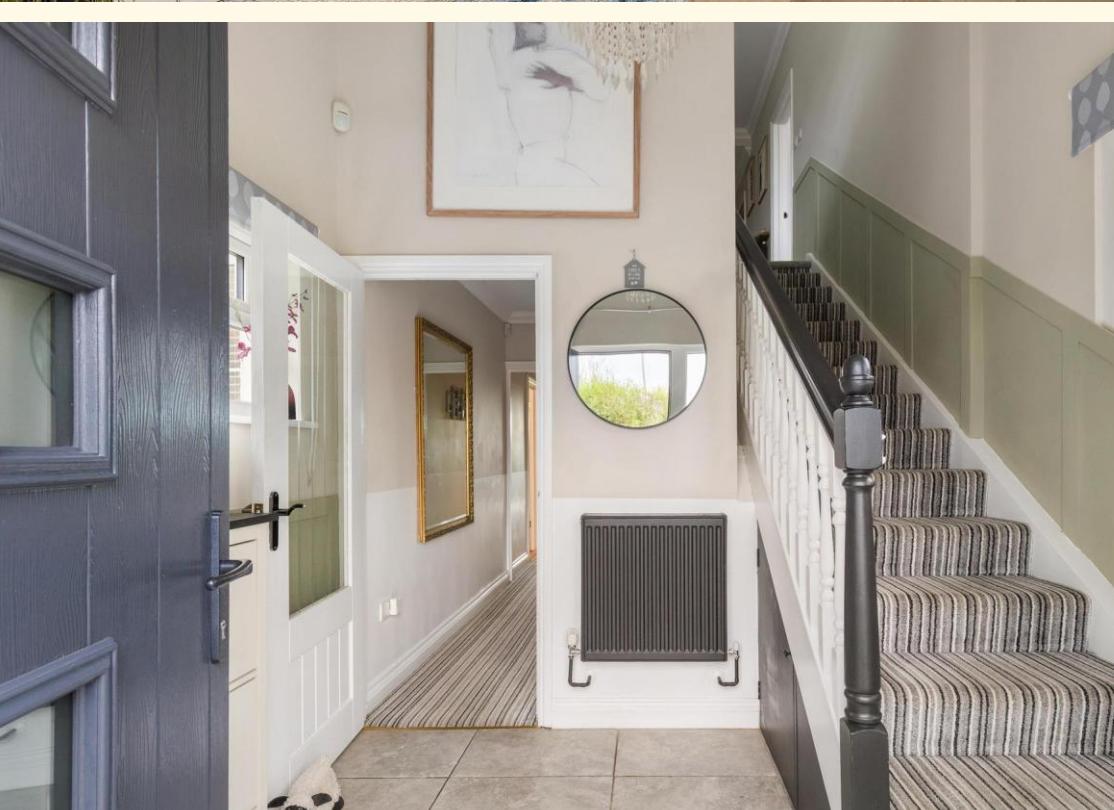




Holly House, Clarence Road
Dorchester





An impressive and beautifully appointed family residence, set within the highly desirable area of Dorchester and conveniently located close to the town centre and local amenities. Occupying a generous plot, the property benefits from an expansive rear garden, ample off-road parking, and a double garage.

This impressive four-bedroom home has been thoughtfully extended on the ground floor to create a stylish open-plan living space, ideal for modern family life and entertaining. In addition, the property offers an orangery, an office/games room, a snug, a separate dining room, a well-equipped utility room, two bathrooms, and two ground-floor W.C.s, providing excellent flexibility and practicality. EPC Rating: D

A large gated driveway leads to the property, immediately creating a sense of space and privacy. On approaching the home, a part-glazed door opens into an impressive and generously proportioned entrance hall. Attractive panelled walls, tiled flooring and tasteful décor set the tone for the remainder of the home. From the hallway, you enter the open-plan kitchen, which has been extended to incorporate a beautifully designed orangery. This addition enhances the living space and provides an idyllic area for entertaining, complemented by a wood burner, expansive windows that flood the room with natural light, and sliding doors offering direct access to the rear garden.





The kitchen/diner is fitted with shaker-style wall and base level units, complemented by stylish granite work surfaces with matching upstands. A central island enhances the room, featuring a matching granite work surface and offering additional storage, as well as serving as a breakfast bar. Attractive lighting above creates a true focal point of the space. The kitchen is well equipped with integrated appliances, including a Rangemaster double oven with six-ring gas hob, dishwasher, and wine fridge. Attractive wood-effect tiled flooring flows seamlessly throughout the living space.

Two reception rooms are situated off the kitchen/diner. The first is a front-aspect dining room, featuring an attractive focal-point light fixture, creating an ideal setting for dining furniture, and finished with wooden flooring. The second is a versatile reception room with panelled walls, centred around an electric fireplace with surround and mantel. The principal reception room offers a snug and cosy feel, complete with built-in storage and a multi fuel burner. A Generously sized window allows plentiful natural light to flood the room, enhancing the sense of space. The ground floor is completed by a utility room providing access to the double garage, which benefits from two up-and-over doors, lighting, and power.

The impressive feel of this family home continues to the first floor, where a large landing provides access to all four double bedrooms and the family bathroom. The bathroom is fitted with a modern suite comprising a panel-enclosed bath, corner shower cubicle, WC, and wash hand basin with built-in vanity storage below. The room is finished with fully tiled walls and wood-effect flooring.

All four bedrooms are beautifully presented, filled with natural light, and of double size. Three bedrooms benefit from bespoke wardrobes, offering excellent storage solutions. The impressive principal bedroom is further served by a tastefully designed en-suite shower room, complete with a wash hand basin and vanity storage.

Externally, the property boasts a substantial rear-facing garden offering a private aspect. It is mainly laid to lawn, with a decking area abutting the property, providing an excellent space for outdoor furniture. The garden features a variety of mature shrubs and trees, as well as a wood store situated beside a workshop area with power, and an additional separate shed.

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 including cinemas, museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. 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. The catchment schools are very popular with those in and around the Dorchester area and 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.

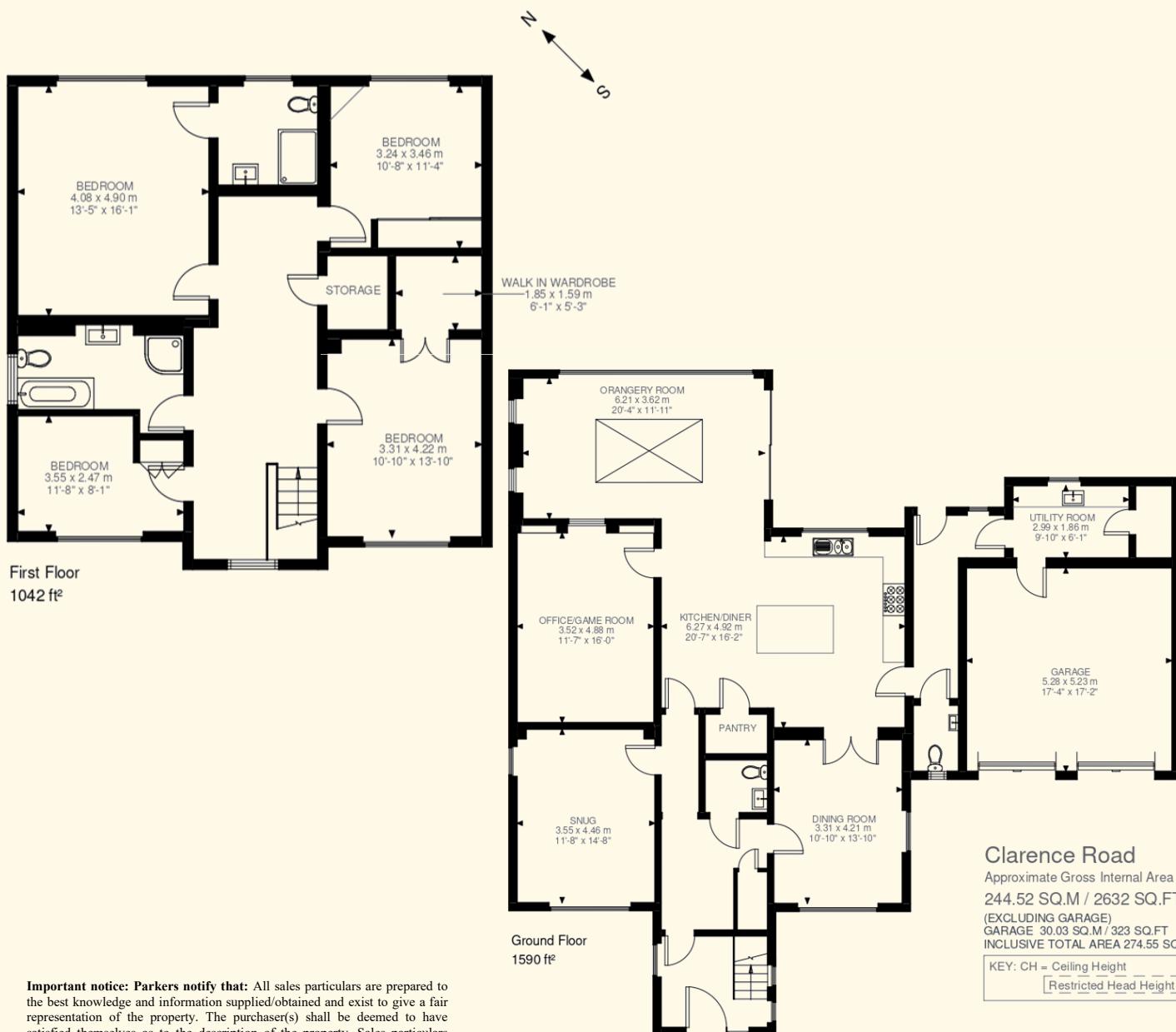


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

The property features two stoves: one multi-fuel burner and one wood-burning stove.

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, superfast and ultrafast 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#>

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>