



Vespasian Way
Castle Park
£385,000



Offered with no forward chain, and recently fully renovated, is this wonderful three-bedroom detached property set within the popular Castle Park area of Dorchester. Set within the catchment area for Prince of Wales First School, Castle Park is a firm favourite for families. The stylish, modern and neutral accommodation includes a good size reception room opening onto the kitchen/diner and a family bathroom on the first floor. Externally, there is a fully enclosed rear garden, mainly laid to lawn and a patio area. To the front of the property is a lawned front garden and off-road parking with single garage. EPC rating TBC.

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.



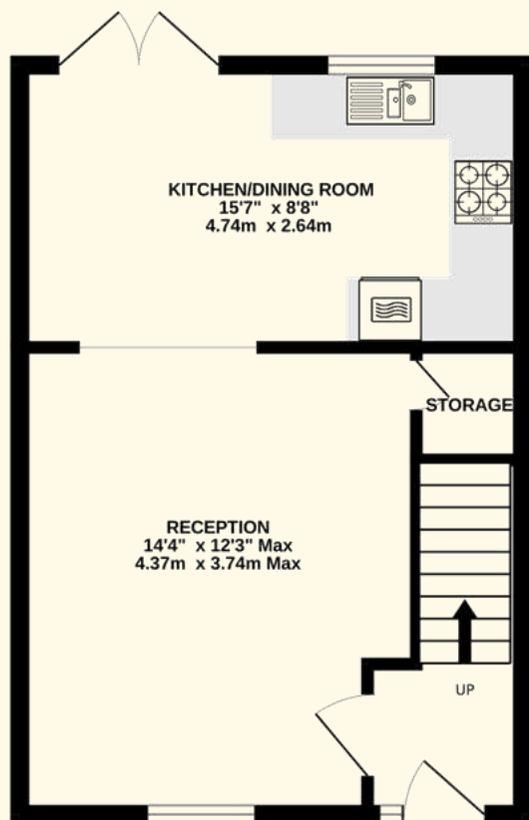
Entrance to the property is via a path leading to a newly fitted UPVC front door with sidelight offering natural light to the hallway with door leading to the reception room and stairs to the first floor. The neutral tones, newly fitted flooring and carpets, wooden doors and freshly decorated look continues throughout the property. New UPVC double glazed windows have also been installed.

The front aspect reception room is a light and spacious area with useful storage cupboard and stylish chrome electric furnishings. An opening leads through to the good-size kitchen/dining room with newly fitted modern kitchen units with worksurface over. There is a stainless-steel sink and drainer with mixer tap, four ring gas hob and oven with space provided for further appliances. French doors open directly onto the rear garden and a rear aspect window providing further natural light.

The first floor is where all three bedrooms are located with storage in bedroom three housing the newly installed Glow Worm boiler. The family bathroom is fitted with a white suite including a panel enclosed bath with shower attachment over, wash hand basin with useful storage cupboard beneath and low-level WC. The room is finished with part tiled walls, heated towel rail and wood effect flooring.

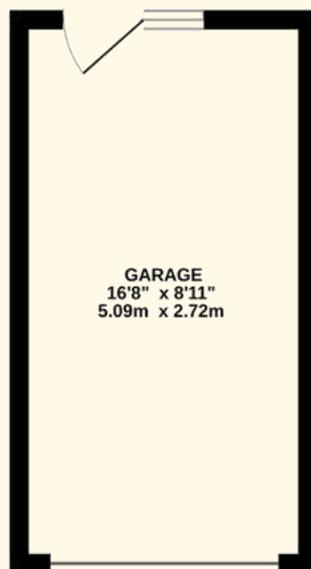
Externally, there is a good size, fully enclosed, south facing rear garden with side access linking front and rear. Patio tiles run the width of the property with an extended area into the garden offering an ideal space for garden furniture. There is a gravel/paved drive to the front offering off-road parking and a single garage with up-and-over door and electric.

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

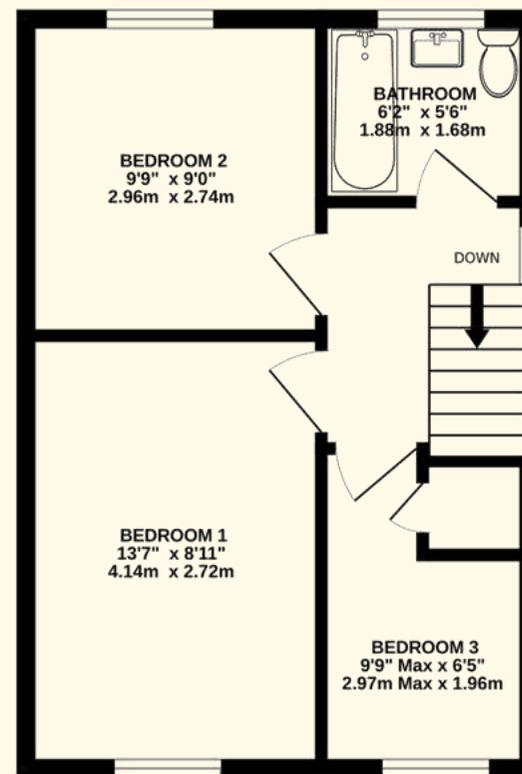


TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970.

Council Tax Band C.

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>

Flood Risk:

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

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

Broadband:

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

Mobile phone service varies dependent upon your provider.

Visit the Ofcom website checker for up-to-date information please visit <https://checker.ofcom.org.uk>