



Armada Way
Dorchester
£400,000 price guide



This attractive and well-presented link-detached family home enjoys a prime position within the highly sought-after Fordington Fields area of Dorchester. Offering well-proportioned and versatile accommodation throughout, the property comprises three bedrooms, two reception rooms, a stylish kitchen/diner, a dedicated home office, and a modern family bathroom. The ground floor is further complemented by a convenient WC with integrated utility space.

Externally, the property benefits from a single garage with partitioned storage, gated off-road parking, and a good sized, private rear garden, perfect for both relaxing and entertaining. EPC Rating: C

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 center 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.

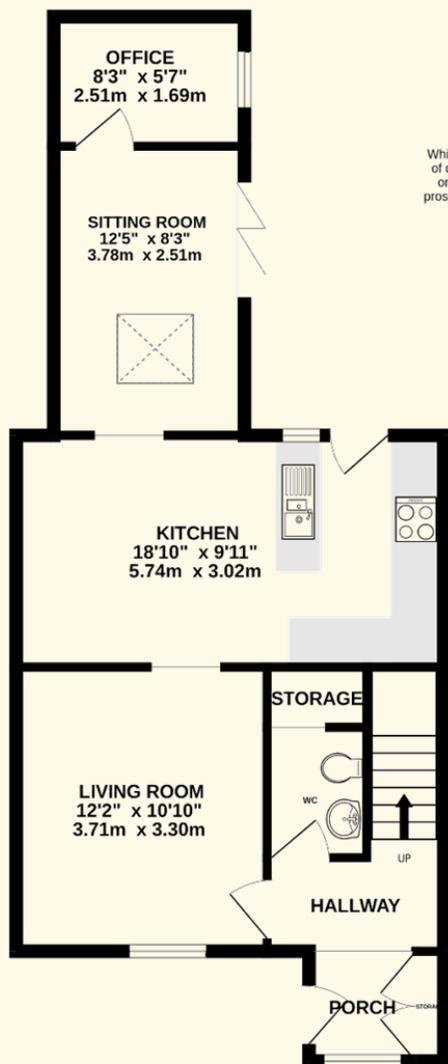


Entrance to the property is gained via a front porch, providing an excellent space to store outdoor wear, with a part-glazed door leading into the hallway, which in turn offers access to the living room, a ground floor W/C incorporating a useful utility area with built-in storage, and stairs rising to the first floor. The living room is a welcoming space, finished in neutral tones with fitted carpet and filled with natural light from its front aspect window, with an archway leading through to the kitchen/diner. The kitchen/diner has a modern feel, featuring a range of wall and base level units with wood-effect work surfaces over, incorporating a 1½ bowl sink with mixer tap, alongside integrated appliances including a four-ring electric hob with extractor hood, electric double oven, and built-in fridge freezer, with additional space for further appliances, the room is tastefully finished with attractive wood-effect flooring and offers ample space for dining furniture, enhanced by an attractive ceiling light fixture and doors providing direct access to the garden. A further walkthrough leads into the sitting room, a wonderfully bright space featuring a lantern roof window and bi-folding doors opening onto the garden, enhancing the light and airy feel, while an office completes the ground floor accommodation.

Stairs rise to the first floor, where the landing provides access to three well-proportioned double bedrooms and a modern family shower room, the bedrooms are presented in neutral tones with fitted carpet, with all three rooms benefiting from built-in and fitted storage.

Externally, the west-facing, low-maintenance rear garden is predominantly laid to patio and thoughtfully landscaped around a central area of soil and mulch, offering potential for a lawn or planting, while also providing access to the single garage, which benefits from an electric up-and-over door and side access via a gate, to the front, the property further offers gated parking and an EV charging point.

GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.

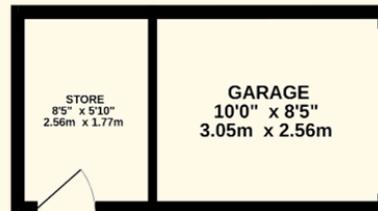
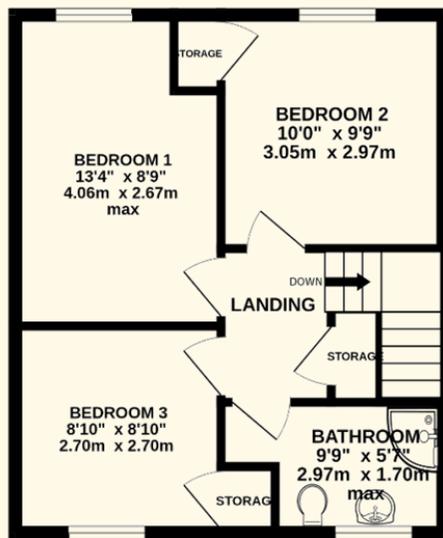


TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

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
542 sq.ft. (50.4 sq.m.) approx.



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.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band C.

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 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>

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>