



## Rothesay Road, Dorchester

This well-presented semi-detached family home is located in a prime position within the highly sought-after area of Manor Park, Dorchester. The property boasts three bedrooms, two reception rooms, a kitchen, and a family bathroom. Additionally, the ground floor benefits from a WC and utility room. Externally, the property offers a single garage to the front, and a generously sized, private rear garden with a shed. EPC rating D

Offers over £425,000



### Situation

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.

### Key Features

The property welcomes you via a part-glazed front door into a hallway, which features a ground-floor WC. The hallway provides access to both reception rooms and offers excellent storage beneath the stairs.

A door leads into the dining room, a well-proportioned space offering ample room for dining furniture, with double doors opening onto the garden. An opening leads through to the living room. This good-sized room is flooded with natural light from a large front-aspect window and is finished with an electric fireplace with a marble-effect surround and mantel, neutral décor and carpeting. The galley kitchen comprises a range of wall and base-level wood-effect units with marble-effect work surfaces. A 1½-bowl sink with mixer tap is positioned beneath a window overlooking the garden. The kitchen is fitted with an eye-level Zanussi double oven and a four-ring gas hob with extractor hood above. To the rear of the room, there is additional space for a table and chairs and access to the utility room. The utility is fitted with additional worktops and space is provided for additional appliances. An Oak door opens onto the rear garden.

The first floor houses all three bedrooms, two are double in size and all are decorated in calming tones with fitted carpets. The modern bathroom is fitted with a suite comprising a panel-enclosed bath with shower attachment, WC, wash-hand basin with vanity storage beneath, a corner shower and heated towel rail. The room has part-tiled walls and vinyl flooring.

Externally, the property boasts a generously sized rear garden with a patio area abutting the property, an ideal space for outdoor furniture and a perfect spot for dining and entertaining. The remainder of the garden is laid to lawn and bordered by fencing, providing a private setting, with raised beds containing mature plants and shrubs. A shed offers additional storage. To the front, the property benefits from a gravelled garden enclosed by fencing and a gate, along with a driveway and a single garage with light and power.

### 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>

### 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

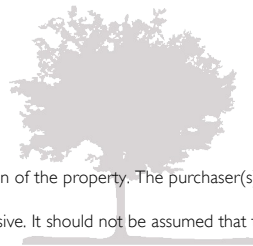
Council tax band D.

### 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>



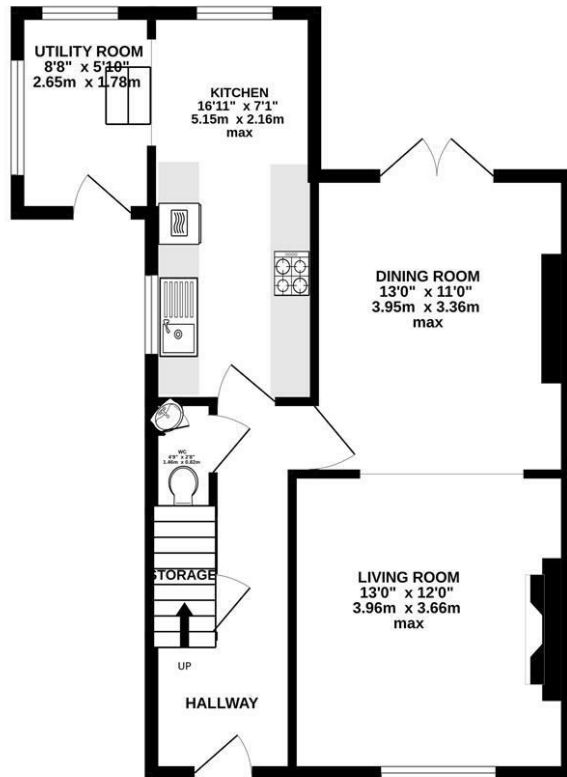
Important notice. Parkers notify that:

- 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.

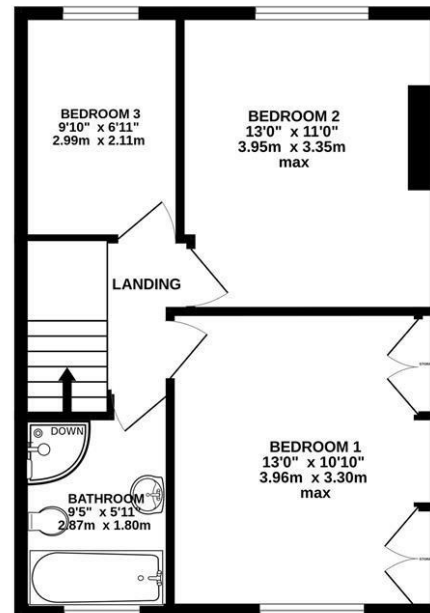
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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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