PARKERS

01305 340860

Independent Property Consultants and Valuers







## Herringston Road, Dorchester

## Asking price £575,000

Situated on one of Dorchester's most prestigious and sought-after roads, this substantial, detached four-bedroom home offers modern, spacious and versatile accommodation, perfectly suited to contemporary family living. This exceptional home provides an abundance of living space. The ground floor features a welcoming entrance hall leading to a spacious lounge, separate dining room, dedicated study, well-equipped kitchen with adjoining utility room, and a practical WC. Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with its own private en-suite, alongside a separate family bathroom. Externally, the property is further enhanced by a generous detached double garage, with a driveway providing ample off-road parking for multiple vehicles. EPC rating C.

# 68 Herringston Road, Dorchester, DT1 2BT

## 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.

## Description
On approaching the property, a path way surrounded by trees and shrubs lead you to the part glazed door. On entering, a bright and inviting hallway features attractive wood effect flooring and a useful understairs cupboard. A door open into a substantial dual-aspect living room, tastefully decorated and features a gas fire place and is flooded with natural light from front-facing windows and patio doors that open out to the side. Versatility is offered from the dedicated study room and a separate dining room, also featuring a double aspect, filling the room with plentiful natural light and is complete with tasteful décor and carpeting. The heart of the home is the well-equipped kitchen, offering plenty of space for a dining table and is equipped with wall and base units with worksurface over, a stainless-steel sink with a mixer tap, and integrated appliances including a Bosch double oven and a four-ring gas hob with a cooker hood over, a dishwasher and an under-counter fridge. Serving the kitchen is a practical utility room, offering matching units providing plumbing and space for under-counter appliances. From here, a part glazed door provides direct access to the rear garden. Completing the ground floor accommodation is a convenient WC.

Stairs rise to the first-floor landing, providing access to all primary rooms. The principal bedroom is a generous double room boasting fitted wardrobes and an en-suite shower room. The second bedroom is another spacious double room also featuring its own integrated wardrobes. The third and fourth bedrooms are both bright, carpeted rooms that offer versatile spaces for children's bedrooms, a nursery, or a guest room. Serving these bedrooms is a well-appointed family bathroom featuring a white panelled bath with a shower over, a WC, and a wash hand basin.

Externally, the property benefits from a generous, wrap around garden, showcasing areas of lawn and mature trees and shrubs providing year-round colour and texture. A patio area abuts the property, creating an ideal spot for outdoor furniture. Additionally, the home benefits from a detached double garage, equipped with power, lighting and up-and-over doors.

## Agents Notes
The neighboring property has a right of way over the driveway for access.

## 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 E

## Flood Risk

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

https://checklongtermfloodrisk.service.gov.uk/risk#

## 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

## 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

## Agents Notes

The neighbouring property No. 9 has a right of way over the driveway for access.





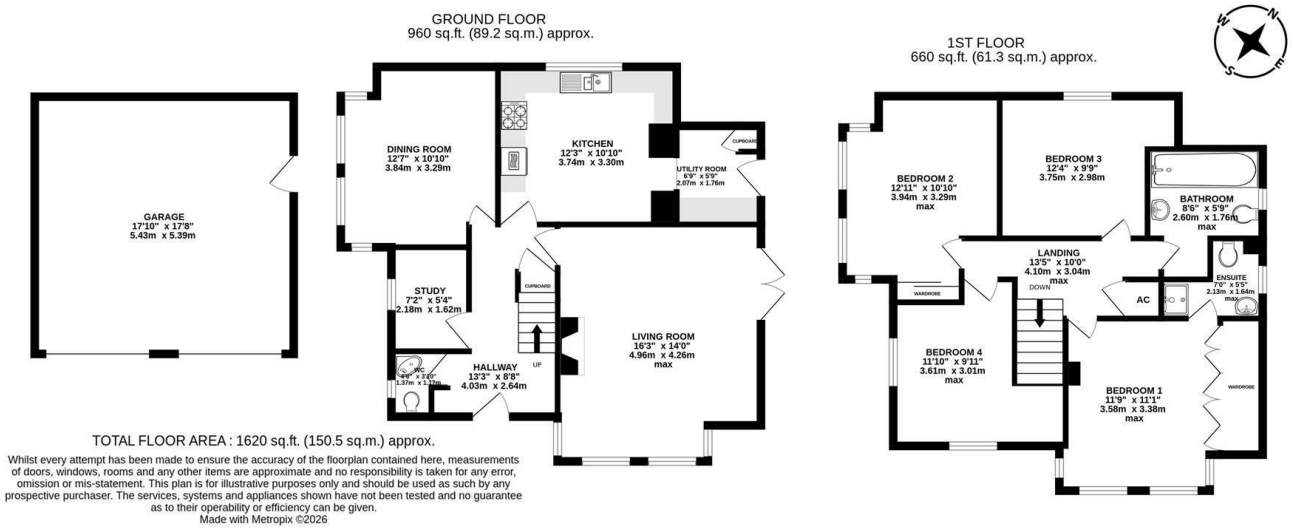


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- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. 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.

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TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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