



Blagdon Road
Dorchester
£295,000



This charming terraced property is situated in a highly desirable residential area of Dorchester. The home enjoys a welcoming aesthetic with well-maintained private garden to the rear. The thoughtfully arranged layout balances cozy relaxation areas with bright, expansive spaces designed for modern living. The well-designed accommodation includes a welcoming entrance hallway, a spacious dual-aspect sitting room, a bright rear conservatory, a modern kitchen/breakfast room, two generous double bedrooms, and a contemporary family shower room. Externally, a versatile outbuilding conversion and dedicated parking completes the home. EPC rating D.

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.

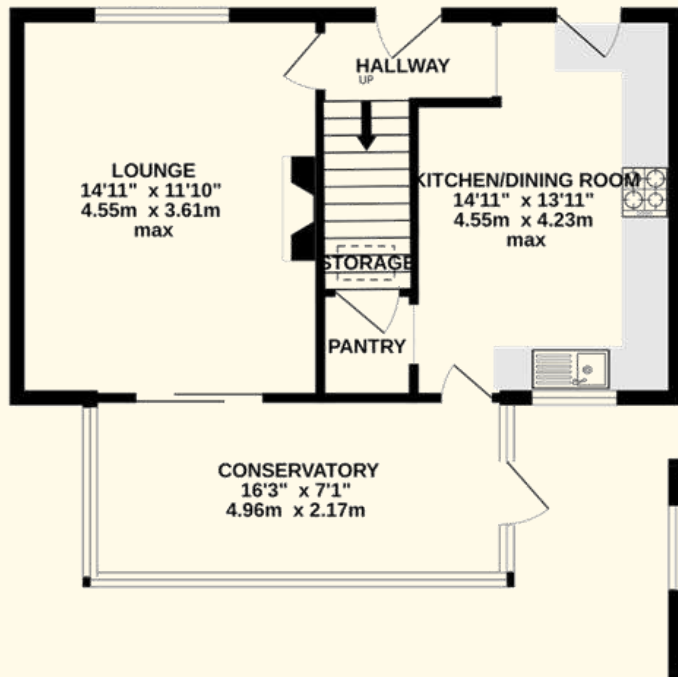


Approaching the property, a good-sized gravelled parking area sits adjacent to the front garden, where a well maintained and attractive frontage sets the tone for the home. Upon entering, a welcoming hallway guides you into a bright, dual-aspect lounge that spans the full depth of the property. This cozy room features a front-facing window and a striking wood-burning stove, creating an inviting focal point and space to relax. Sliding doors to the rear transition smoothly into a substantial conservatory that floods the ground floor with natural light and looks out over the garden. From here, a door provides direct access outside. A well-equipped kitchen/breakfast room is fitted with a range of wall and base level units with attractive wood effect work surface over, housing integrated appliances including a four-ring gas hob, electric oven with extractor hood over, a stainless-steel sink with mixer tap and dedicated spaces for appliances.

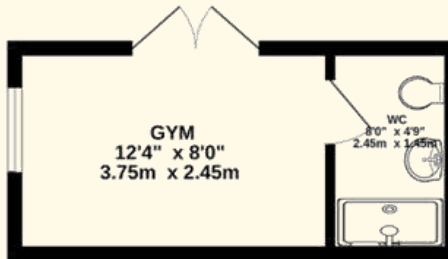
Ascending to the first floor, the accommodation continues with two generous double bedrooms. The principal bedroom is an expansive, dual-aspect retreat benefiting from integrated airing cupboard storage, while the second bedroom features a front-facing viewpoint. Serving the bedrooms is the family shower room, thoughtfully modernised with a wash hand basin with built-in storage, low-level W/C, a heated towel rail, and contemporary splashback panelling.

The outdoor spaces are a standout feature. The low-maintenance, east-facing rear garden showcases a neat lawn and secure gated pathway at the far end. Wooden decking and low-upkeep artificial grass, and a permanent metal gazebo enhance the space. Steps lead safely from the garden up to a versatile garage conversion, which provides a flexible space perfectly suited as a home gym, studio, or workshop, served by a useful shower room. A rear gate gives direct access to a public footpath, adding an extra layer of convenience alongside the property's dedicated parking area.

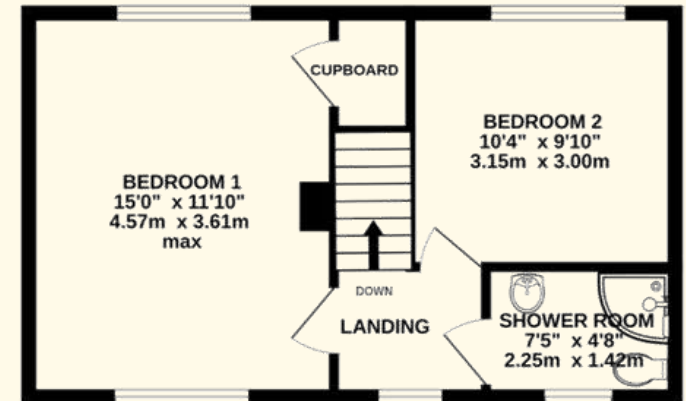
GROUND FLOOR



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



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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band B.

Broadband:

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>

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.
Log burner in the lounge.

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-floodrisk.service.gov.uk/risk#>