



31 Manor Road
Dorchester, Dorset

31 Manor Road

Dorchester, Dorset
DT1 2AX

An extended 1950s four-bedroom detached house, situated on one of Dorchester's most sought-after roads, offering off-road parking and pretty gardens.



- Spacious living spaces
 - Bespoke kitchen
 - Utility / garden room
 - Off street parking
- Excellent decorative order
- Ensuite to the master bedroom
 - Downstairs cloakroom
 - Original period features

Guide Price £725,000

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

Built in the 1950s, this detached and extended home offers spacious, well-balanced accommodation with a flexible layout ideal for modern family living. Many of the rooms benefit from a dual aspect, flooding the interiors with natural light throughout the day. Set back from the road, the property enjoys beautifully maintained front and rear gardens, along with a paved driveway providing off-road parking.

A practical side porch provides the perfect everyday entrance, with space for coats, muddy boots and bicycles, while enjoying pleasant views over the front garden. From here, the hallway features original block herringbone parquet flooring and a useful understairs storage area.

To the rear, the impressive sitting room has been opened into the extension to create a generous and sociable living space, ideal for entertaining or relaxing with family and friends. Large windows and French doors overlook and open directly onto the level rear garden. The bespoke handmade kitchen is fitted with painted timber cabinetry offering ample storage, alongside an integrated electric oven, gas hob and space for a dishwasher. A wide opening and connecting door lead through to the substantial utility/garden room, which provides additional storage, space for further appliances, a stable door to the garden and access to the downstairs cloakroom. At the front of the property, the cosy living room features a wood-burning stove and attractive oak flooring, which continues seamlessly through into the adjoining study.

On the upper floors there are 4 spacious light filled double bedrooms, all having dual aspect, with a recently fitted contemporary bathroom with shower over the bath. The master bedroom has views over the rear garden, built in wardrobes and benefits from an ensuite shower room.

OUTSIDE

The block-paved driveway leads up to the property and provides ample off-road parking for several vehicles. The front garden is predominantly laid to lawn and attractively landscaped with ornamental trees, mature shrubs, flowering plants and raised beds, creating a welcoming approach. A rustic timber garden shed adds useful outdoor storage, while a side gate provides convenient access to the rear garden.

To the rear, the garden is mainly laid to lawn and offers an excellent space for both families and entertaining. A generous patio extends directly from the house, ideal for outdoor dining and summer gatherings, while a second seating area at the far end of the garden is perfectly positioned to enjoy the evening sun. Additional features include a greenhouse and neatly planted flower borders, designed for ease of maintenance and year-round interest.

SITUATION

This property is situated in one of the more sought after roads within Dorchester, a tree lined avenue just a short walk from the town centre.

The county town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library,

restaurants, café/bars and cinemas including the Brewery Square development with its variety of shops and restaurants centred around a fountain square.

The property falls within the catchment area of several highly regarded schools, and Dorset County Hospital is also close by. The town is home to a wide selection of sports clubs, including cricket, rugby, football, tennis, and golf. For outdoor enthusiasts, there are numerous footpaths and bridleways to explore the beautiful surrounding countryside.

Dorchester South and Dorchester West train stations provide direct rail links to London Waterloo and Bristol Temple Meads respectively. Cross-channel ferry services are available from nearby Poole and Weymouth.

DIRECTIONS

what3words///multiples.messy.crumbles

SERVICES

Mains electricity, gas, water and drainage are connected. Gas central heating.

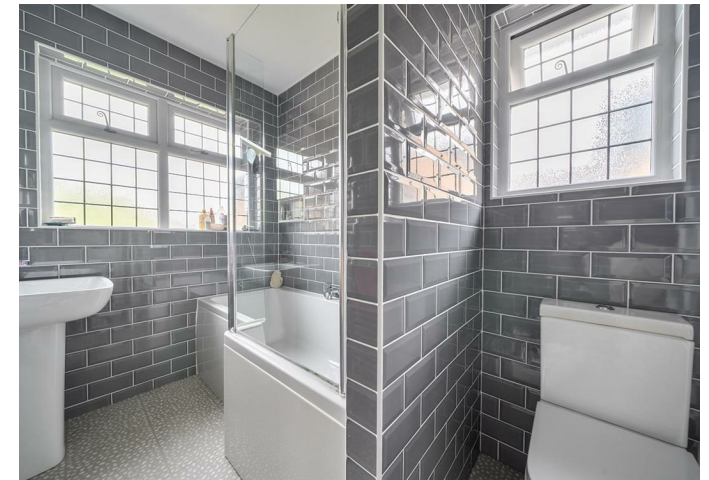
Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photos were taken in May 2026.





Manor Road, Dorchester

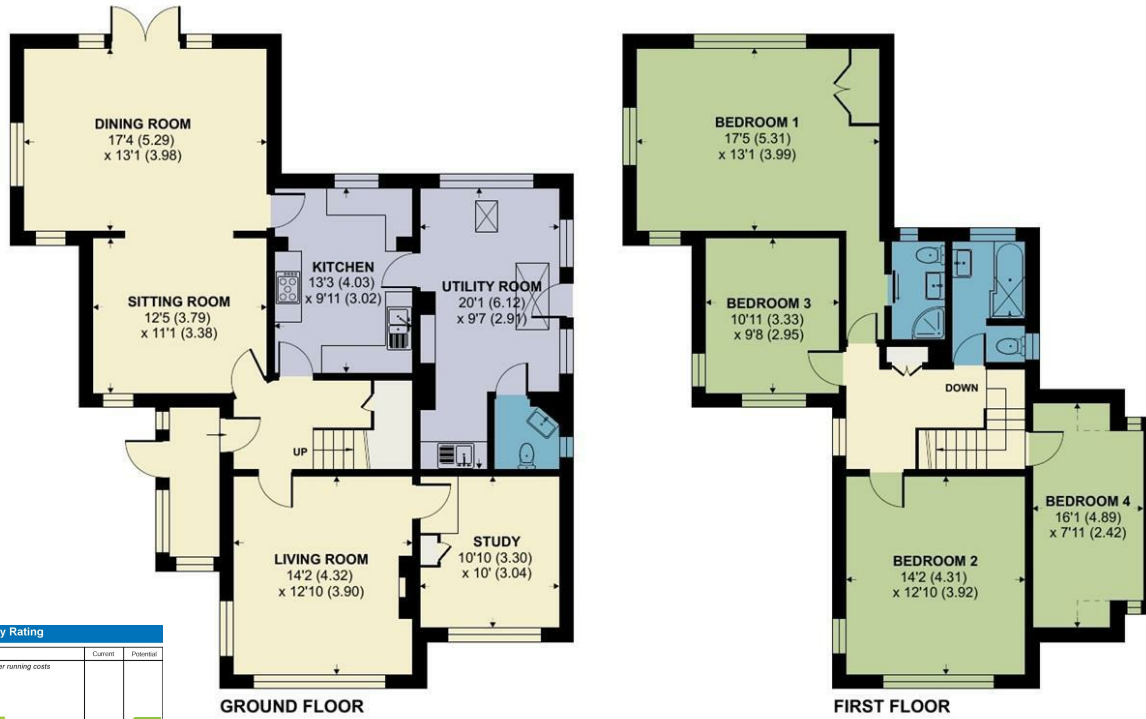
Approximate Area = 2019 sq ft / 187.5 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 2028 sq ft / 188.3 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	65
	75
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1441822



Dorchester/KWI/03.07.2026



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.