

Symonds  
& Sampson

13 Manor Road  
Dorchester, Dorset

# 13 Manor Road

Dorchester, Dorset  
DT1 2AU

Beautifully extended detached home on one of Dorchester's most sought-after tree-lined avenues, offering over 2,000 sq ft of versatile accommodation, stunning landscaped gardens, garage and parking.



- Beautifully presented detached house
  - Thoughtfully extended
  - Three/four bedroom
  - Three reception rooms
- Beautifully landscaped and private rear garden
  - Integral garage and driveway parking

Offers In Excess Of £800,000

Freehold

Dorchester Sales  
01305 261008

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## THE PROPERTY

Occupying a delightful position on Manor Road, one of Dorchester's most prestigious tree-lined avenues within the highly sought-after Manor Park area, this beautifully presented and thoughtfully extended detached house offers versatile accommodation, together with landscaped gardens, driveway parking and an integral garage. The property has been meticulously maintained and enhanced by the current owner, creating an elegant family home that combines generous living space with exceptional practicality.

The property is approached via a welcoming entrance hall which immediately conveys the sense of space and quality found throughout the home. The ground floor accommodation has been designed with both family life and entertaining in mind, offering a balance of formal and informal living areas.

To the front of the house, the dining room provides an elegant setting for more formal occasions, whilst a separate study offers an ideal space for home working or could equally serve as a playroom, snug or fourth bedroom. The principal sitting room is a wonderfully proportioned reception room, filled with natural light and enjoying a seamless connection to the adjoining garden room. Together, these spaces create a lovely environment for both everyday living and entertaining, with French doors opening onto the garden and providing a delightful outlook over the landscaped grounds.

At the heart of the home lies the kitchen/breakfast room, a sociable and well-planned space fitted with an range of cabinetry and work surfaces. A useful utility room provides additional storage and laundry facilities and offers convenient access to the integral garage which has power, light and with electric garage doors.

The principal bedroom suite occupies its own private wing and enjoys the benefit of a dressing room together with a stylish en suite shower room.

On the first floor are two further generously sized double bedrooms, one of which also benefits from a dressing area. The dressing area was once a bedroom and could easily be converted back. These rooms are served by a well-appointed shower room.





## OUTSIDE

The property is complemented by a beautifully landscaped rear garden which has been thoughtfully designed to provide both visual appeal and year-round enjoyment. Mature planting, established shrubs and specimen trees combine to create a wonderfully private and tranquil setting, whilst areas of lawn are interspersed with well-stocked borders that provide colour, texture and seasonal interest throughout the year.

A particular feature is the attractive paved terrace and timber pergola, which together create a charming outdoor entertaining space, ideal for al fresco dining. The garden has clearly been lovingly maintained and offers a delightful balance between structure and informality, creating an established and welcoming environment that feels both peaceful and secluded.

To the rear, a useful garden store provides practical storage, while the carefully planned layout ensures the garden remains both manageable and highly functional. The grounds form a wonderful extension of the living accommodation and are perfectly suited to modern family life and entertaining alike.

## 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///painters.suits.taller](https://www.what3words.com/painters.suits.taller)



## SERVICES

All mains services are connected.

Gas fired central heating.

Underfloor heating in lounge and garden room.

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: E (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

Photos were taken in May 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# Manor Road, Dorchester, DT1

Approximate Area = 2007 sq ft / 186.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 2157 sq ft / 200.3 sq m

For identification only - Not to scale



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: 1466037



Dorchester/ATR/01.07.2026 rev



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