

Symonds  
& Sampson

21 Vespasian Way  
Dorchester, Dorset

# 21 Vespasian Way

Dorchester, Dorset  
DT1 2RD

A spacious four-bedroom detached home with garage, west-facing garden and excellent potential near Dorchester town centre.



- No onward chain
- Modern detached family home
- Excellent modernisation opportunity
- West-facing private rear garden
  - Driveway and garage parking
- Walking distance to town centre
- Near hospital and popular schools

Guide Price **£435,000**

Freehold

Dorchester Sales  
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## THE PROPERTY

Conveniently situated within easy reach of Dorset County Hospital, the town centre and well-regarded schools, including Thomas Hardy School, this modern detached family home offers well-proportioned accommodation and presents an excellent opportunity for a purchaser to modernise and update to their own specification.

The accommodation comprises an entrance hall with cloakroom and understairs storage cupboard, a sitting room with television point and double doors opening into a separate dining room, and a kitchen/breakfast room fitted with a range of base and wall units with work surfaces incorporating a sink and drainer. There is an integrated electric oven with gas hob, together with space for a washing machine, fridge and freezer. A separate utility room provides additional storage, space for a tumble dryer and houses the wall-mounted gas-fired boiler.

On the first floor, the landing has an airing cupboard and access to the loft space, which benefits from lighting and partial boarding. There are three double bedrooms, all with built-in wardrobes, together with a fourth single bedroom. The family bathroom is fitted with a bath, wash hand basin and WC, and there is also a separate shower room.

Further benefits include gas-fired central heating and UPVC double glazing throughout.

## OUTSIDE

To the front, the garden is predominantly laid to lawn with a selection of mature shrubs. A driveway provides off-road parking and leads to the garage, while a side path gives access to the rear garden.

The west-facing rear garden enjoys a good degree of privacy and is mainly laid to lawn with a variety of mature shrubs and borders. A paved patio adjoins the house, providing an ideal seating area, and there is an outside tap, a garden shed and space for a rotary washing line.

## SITUATION

The property is situated in a highly sought-after residential area, just half a mile from Dorchester town centre. Dorchester offers a wide range of shops, restaurants, leisure facilities, and services, while Brewery Square provides a vibrant mix of dining options, retail outlets, and a cinema.

Dorset County Hospital is close by, along with several well-regarded schools. The town is well connected by rail, with Dorchester South and West stations offering mainline services to London Waterloo and Bristol Temple Meads.

Within walking distance are the town's main supermarket and a retail park, as well as convenient access to scenic

countryside walks, including routes to Maiden Castle and beyond. The area also benefits from a variety of sporting facilities, including a golf course at Came Down, a sports complex and swimming pool near Thomas Hardy School, and sailing opportunities at nearby Weymouth and Portland.

## DIRECTIONS

[what3words///lonely.confronts.lease](https://www.what3words.com/lonely.confronts.lease)

## SERVICES

Mains gas, water, electric and drainage are connected. Gas fired central heating system.

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 June 2026.

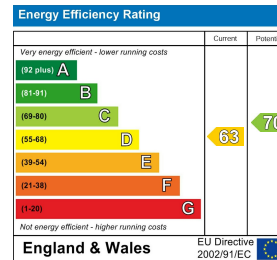


# Vespasian Way, Dorchester

Approximate Area = 1470 sq ft / 136.5 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1608 sq ft / 149.3 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: 1479428



Dorchester/SXP/01.07.2026



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