



Symonds
& Sampson

1 Icen Way

Icen Way, Dorchester, Dorset

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Dorchester, Dorset,
DT1 1EW

A characterful Grade II Listed stone cottage with two double bedrooms, situated in the heart of Dorchester and within easy reach of the town's amenities.



- Charming Grade II listed stone cottage
- Two well-proportioned double bedrooms
- Quirky character and charm throughout
 - Attractive stone façade
 - Secure private courtyard terrace
 - Utility, store and study area
- Planning permission for upstairs bathroom / extended living area
- Central Dorchester town location

Guide Price **£225,000**

Freehold

Dorchester Sales
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THE PROPERTY

A charming stone cottage situated in the heart of Dorchester town centre, brimming with character and period features and presented in very good decorative order. This delightful property offers an appealing blend of traditional charm and modern convenience.

The ground floor comprises a spacious sitting/dining room featuring exposed beams and stone fireplace with beam over and an inset gas fire, creating a warm and inviting focal point. The ground floor wet room is fitted with a shower, WC and wash hand basin. There is also a practical utility cupboard providing plumbing and space for a washing machine and tumble dryer. Adjacent to this is a versatile store/office area, ideal for outdoor equipment, coats, shoes, or home working.

The recently fitted kitchen is stylish and contemporary, with modern open shelving, integrated storage cupboards, a built-in oven and electric hob, and space for a fridge, freezer and dishwasher. A door provides access to the courtyard garden.

Planning permission and listed building consent have been granted (Ref: P/LBC/2025/07503) to remove the existing shower room and internal wall, creating a larger open-plan living space on the ground floor, while relocating a compact bathroom to the first floor.

On the first floor, a bright and airy landing leads to two well-proportioned double bedrooms. The generous principal bedroom benefits from two built-in double wardrobes, an attractive ornate

fireplace and a charming window seat. The second double bedroom also features a window seat and a useful built-in cupboard.

OUTSIDE

Enclosed rear courtyard patio garden (off the kitchen), a secluded and private space which catches the sun and is ideal for outdoor dining, barbecues, pot plants, and table and chairs.

Residential parking permits are available for on-street parking in the area. Annual council car park permits can also be purchased for residents to use nearby long-stay car parks.

SITUATION

The county town offers a wide range of shops, restaurants, and leisure facilities, including the popular Brewery Square development, which provides a variety of retail outlets, dining options, and a cinema. Well-known supermarkets such as Waitrose, Tesco, and Sainsbury's are all easily accessible, while Dorset County Hospital is nearby, along with a number of highly regarded schools.

Dorchester is exceptionally well connected, with both Dorchester South and Dorchester West stations offering mainline rail services to London Waterloo and Bristol Temple Meads respectively, making it ideal for commuters.

The town also benefits from a vibrant sporting community, with a range of clubs including cricket, rugby, football, tennis, and golf. In

addition, the surrounding countryside offers an extensive network of footpaths and bridleways, perfect for walking and riding. Just a short distance away lies the renowned Jurassic Coast, with its sandy beaches, dramatic coastal walks, and opportunities for a variety of water sports.

DIRECTIONS

what3words///newspaper.wrapping.rafter

SERVICES

All main services are connected.
Gas fired 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: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

There is a section of flying freehold at the property (part of the hall leading to the kitchen). Please contact the office for further details.

The property is found within a conservation area.

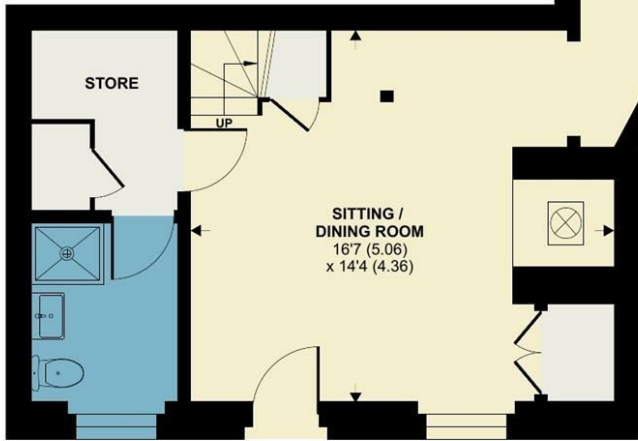
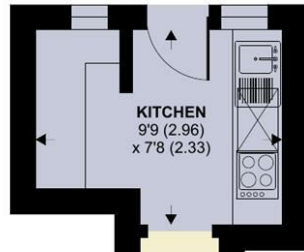
Photos were taken in May 2026.



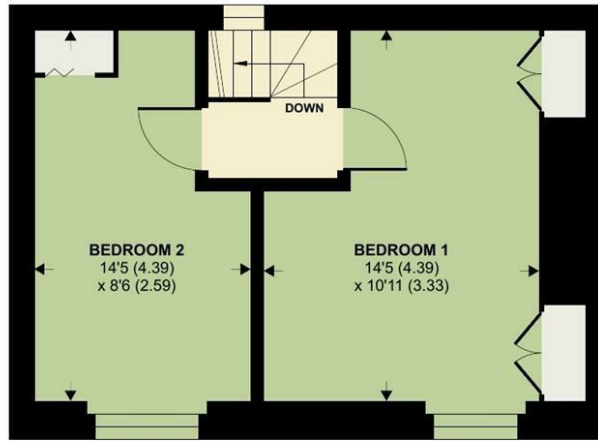
Icen Way, Dorchester

Approximate Area = 734 sq ft / 68.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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: 1467411



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