



7 South Walks Road, Dorchester

DOMVS

## WELCOME

... to this 'little jewel', perfectly positioned to enjoy a leafy outlook over the village green and church opposite. Its hidden secret is the large south-facing garden to the rear, which even has an orchard. Of equal rarity is the single garage, which, with double doors to the rear leading to a courtyard, can offer a further parking space. Offering a taste of 'village life' and yet within walking distance of the town centre with all its amenities to hand, this property is, in all ways, a compelling combination.

Formerly a shop and veterinary surgery, this two-storey town house offers light and airy accommodation, which works well with the modern family in mind. The ENTRANCE HALLWAY has a useful CLOAKROOM tucked under the stairs providing a WC and hand-wash basin. The SITTING/ DINING ROOM was originally two rooms, which could easily be reinstated if required. A cosy room, it has two fireplaces, one of which is a gas-fired 'woodburner'. To the opposite end is a cast iron fireplace with fitted shelving to one side.









The extended KITCHEN/BREAKFAST ROOM is where friends and family gather, with French doors leading to the sheltered, south-facing patio to the rear. It creates the perfect place for indoor/outdoor entertaining.

Well presented with a range of units providing plentiful storage, the kitchen also has a gas fire hob and double eye-level ovens, together with space and plumbing for a dishwasher and a fridge/freezer. The adjacent UTILITY AREA provides plumbing for a washing machine. There is also a back door from the kitchen.









From the hallway, stairs rise to the FIRST FLOOR where there are two double bedrooms and a family bathroom. The PRINCIPAL BEDROOM has generous fitted wardrobes as well as an EN-SUITE with shower, WC and hand-wash basin. BEDROOM TWO, also with a fitted wardrobe, overlooks the rear garden. The FAMILY BATHROOM has a panelled bath with shower over, WC, bidet, and wash-hand basin. Stairs rise from the first floor landing to the SECOND FLOOR, where there are two further bedrooms. BEDROOM THREE is a large double room with far-reaching views across the town, and access to an EN-SUITE with shower, WC and hand-wash basin. BEDROOM FOUR is also a good-sized double room, with integral wardrobe and access to the en-suite.







## OUTSIDE

From the roadside there is access to a large single GARAGE adjacent to the property which, with double doors at the rear, leads through to another hardstanding area suitable for PARKING a further car if required.

The REAR GARDEN is a wonderful surprise. A sun-drenched patio abuts the French doors leading from the kitchen/breakfast room, and leads down to the main area of lawn. An abundance of shrubbery and small trees lining the boundary provide unexpected privacy, and an ornamental pond adds further interest. There is also a walled vegetable garden and small orchard tucked round to the side, and a very sturdy, good-sized TIMBER OUTBUILDING with power and light. The garden really is a most peaceful and enjoyable haven.









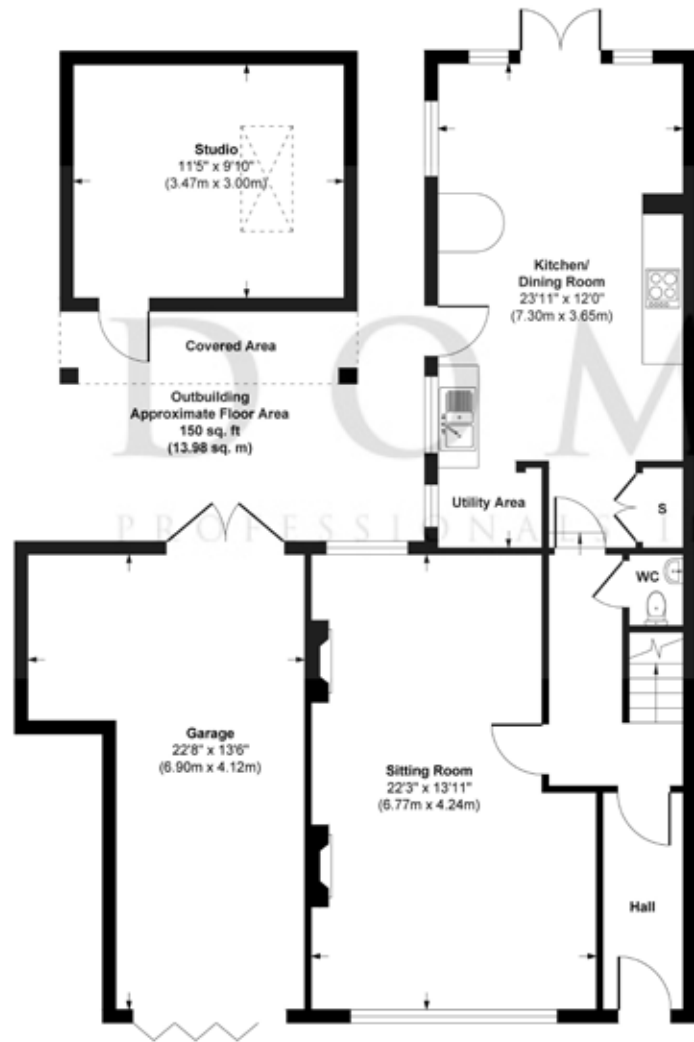






**Approx. Gross Internal Floor Area:**  
**2,094 sq. ft / 194.70 sq. m**

©DOMVS 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan. Produced by Elements Property.

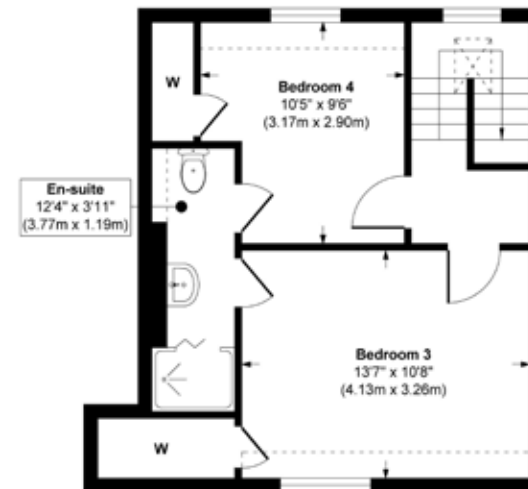


**Ground Floor Approximate Floor Area**  
**936 sq. ft / 87.04 sq. m**





First Floor Approximate Floor Area  
620 sq. ft / 57.63 sq. m



Second Floor Approximate Floor Area  
388 sq. ft / 36.05 sq. m


## LOCATION

The property is enviably located in one of Dorchester's most sought-after areas of Fordington, overlooking the green and church. This substantial property falls within the catchment area for Thomas Hardy School, and is proximal to both Dorchester South and West stations, providing direct rail access to London Waterloo.

Just a short walk from Waitrose supermarket, the property is also within easy walking distance of Dorchester town centre. Near the green itself is a doctors' surgery, 'Bean on the Green' (an independent cafe), and a convenience store.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

EPC RATING:

E

LOCAL AUTHORITY:

Dorset (West Dorset) Council, tax band D

SERVICES:

Mains drainage, electricity and gas

TENURE:

Freehold



HOW TO GET HERE

Use [what3words.com](https://www.what3words.com) to accurately navigate to the exact spot. Search using these three words: **lobbed.submerged.undertone**



7 SOUTH WALKS ROAD

Fordington

Dorchester

Dorset

DT1 1ED

To book your appointment, please contact DOMVS Dorchester:

T. 01305 757300

E. [dorchester@domvs.co.uk](mailto:dorchester@domvs.co.uk)

DOMVS, 15 High West Street, Dorchester, DT1 1UP

DOMVS (Dorchester) Ltd  
15 High West Street  
Dorchester  
DT1 1UP

T. 01305 757300  
E. [dorchester@domvs.co.uk](mailto:dorchester@domvs.co.uk)

[domvs.co.uk](http://domvs.co.uk)



#### IMPORTANT NOTICE

DOMVS and their clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract, and must not be relied upon as statements or representations of fact.

Any areas , measurements or distances are approximate. The text, photographs, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and DOMVS has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. DOMVS is a member of The Property Ombudsman scheme and subscribes to The Property Ombudsman Code of Practice.

