



Symonds
& Sampson

Colliton Street
Dorchester, Dorset

4 Colliton Street

Dorchester, Dorset,
DT1 1XH

A beautifully renovated Grade II listed Georgian house, sympathetically restored and enhanced to create an elegant and exceptionally well-appointed three bedroom home in the heart of Dorchester.



- Beautifully renovated Georgian house
 - Grade II listed
- Three generous double bedrooms
 - Two reception rooms
- Two stylishly appointed bathrooms
- Landscaped and thoughtfully designed enclosed garden

Guide Price **£595,000**

Freehold

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THE PROPERTY

Believed to date from the 1820s, this attractive Grade II listed semi-detached house retains many of the features associated with the Georgian period, including high ceilings, sash windows, fireplaces and pleasing proportions throughout. The house has undergone a meticulous programme of renovation and improvement, carried out sympathetically and in accordance with listed planning consent, creating a beautiful home that combines its period character with the comfort and practicality of modern living.

The renovation has successfully retained the character and proportions of the original house, while introducing a high standard of finish throughout. Carefully chosen joinery, flooring, sanitaryware and fittings complement the period architecture, resulting in an interior that feels both elegant and contemporary.

The ground floor provides a particularly attractive sequence of living spaces, with the sitting room leading through to a generous dining room and on to the kitchen, creating a natural flow and excellent spaces for both everyday living and entertaining.

The sitting room is a warm and characterful reception room, with high ceilings, sash windows and a fireplace housing a wood burning stove, which provides an attractive focal point.

Beyond this is the dining room, a well proportioned room with plenty of natural light and ample space for both family meals and more formal entertaining.

The kitchen is a particular highlight of the renovation and has been beautifully designed to complement the character of the house. Painted cabinetry, open shelving and a central island create a practical and sociable space, with the island providing generous preparation and storage space as well as an informal place to sit.

A useful cloakroom completes the ground floor.

The first floor provides two good double bedrooms and a beautifully appointed family bathroom. The second floor provides a further double bedroom and an additional modern bathroom.





OUTSIDE

The garden has been comprehensively landscaped to create an attractive and highly usable extension of the accommodation. The design has been carefully considered, with raised timber edged beds, gravelled areas and brick edged pathways creating a series of defined spaces while retaining a simple and sympathetic character. Steps and changes in level add interest to the garden.

The garden is both practical and visually appealing, with areas suitable for planting, entertaining and relaxing. The use of natural materials and the restrained landscaping complement the age and character of the house particularly well, while the enclosed nature of the garden provides a good degree of privacy and a peaceful environment despite the property's central location



SITUATION

Colliton Street is located close to the town centre, Dorchester South and West train stations and the vibrant Brewery Square development. Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

The County town provides a comprehensive range of shopping and recreational facilities including a leisure centre, a library, ample restaurants, cafes/bars and two cinemas. The house falls within the

catchment area of a number of highly regarded schools including Manor Park First School and St Osmunds Middle School, both of which are in walking distance.

There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively. The A35 gives good access to Poole and Bournemouth and the cross channel ferries at Poole.



DIRECTIONS

what3words///fuzzy.going.dancer

SERVICES

Mains water, gas electricity and drainage.
Electric (wet system) central heating.

Broadband - Superfast 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: TBC
(Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is Grade II Listed and found within a conservation area.



Colliton Street, Dorchester

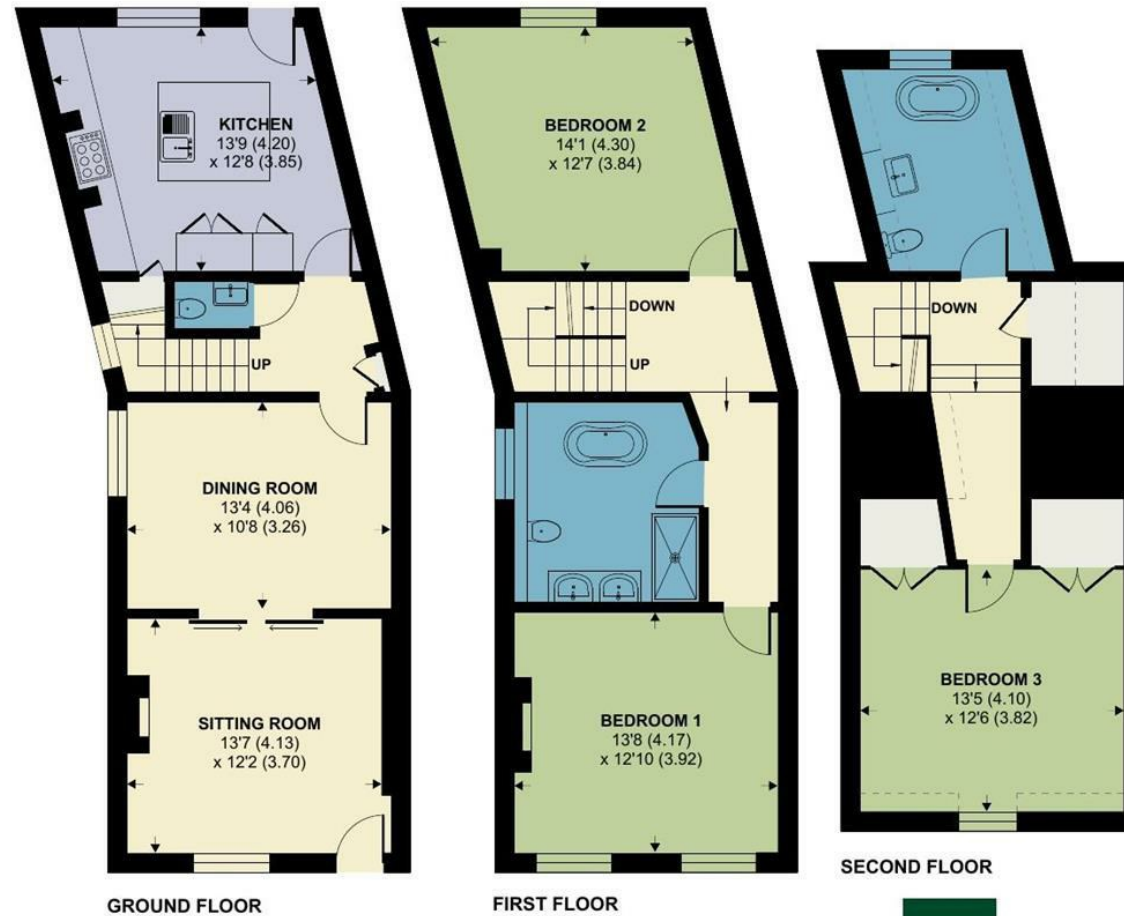
Approximate Area = 1533 sq ft / 142.4 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Total = 1638 sq ft / 152.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1524820



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