

The Flax Factory

Dorchester

£310,000

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1 The Flax Factory
Dorchester, DT1 1PE







Offered with no forward chain, this exceptional and beautifully presented modern townhouse offers an ideal blend of contemporary design, high-end finishes, and highly functional family living spaces. Thoughtfully arranged over three distinct levels, this outstanding residence comprises a modern kitchen/dining room, separate sitting room, three generously proportioned double bedrooms, two bathrooms, including an en-suite to the primary bedroom, and a convenient ground floor W/C. Externally, the property benefits from a well-maintained rear garden with power, along with an exclusive right to use two off-street parking spaces. EPC rating of B.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.








Upon arrival, the property benefits from access to off-street parking for two vehicles, alongside the added convenience of an electric vehicle power socket. Stepping inside, a part glazed door opens into the kitchen/dining room. A sleek and well-equipped space, fitted with a modern range of units and integrated appliances including an eye level oven, an electric hob with a matching cooker hood overhead, a dishwasher, and a washing machine. From here, a door opens into a welcoming entrance hallway equipped with a practical under-stairs storage cupboard and stairs rising to the upper levels. Access is given to the sitting room, a cosy and beautifully presented space, enhanced by plentiful natural light from the patio door. Serving the ground floor is a stylish ground floor w/c, finished with a wash hand basin, an integrated vanity unit and contemporary spotlights.

Ascending to the first floor, an open landing leads to two generously proportioned double bedrooms, both decorated with neutral tones and finished with carpet. These bedrooms are served by a luxurious family bathroom. Exhibiting a fully tiled finish across both walls and flooring, the bathroom includes a modern fitted panel enclosed bath with an overhead shower, a vanity with wash hand basin, w/c, and heated towel rail. The second floor is dedicated entirely to a spectacular primary suite. This expansive bedroom benefits from characterful eaves storage and direct access to its own en-suite shower room, comprised of a large walk-in double shower cubicle, a wash hand basin, a w/c, fully tiled walls and floors, and a heated towel rail.

Outside, the rear garden provides a wonderful outdoor extension of the living space. A neatly paved patio area directly abuts the home, offering an ideal setting for alfresco dining and entertaining. The remainder of the garden is primarily laid to lawn with fencing providing a rear access gate, complete with an outdoor electric socket for convenient garden maintenance.

Agents Notes:
Please note there is an annual ground rent for common areas, currently set at £120 per annum.

There is a nearby planning application. Please see planning reference P/VOC/2026/02902 for more details.

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Services:
Mains electricity, water and drainage are connected.
Gas central heating.

Mobile & Broadband
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk.

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

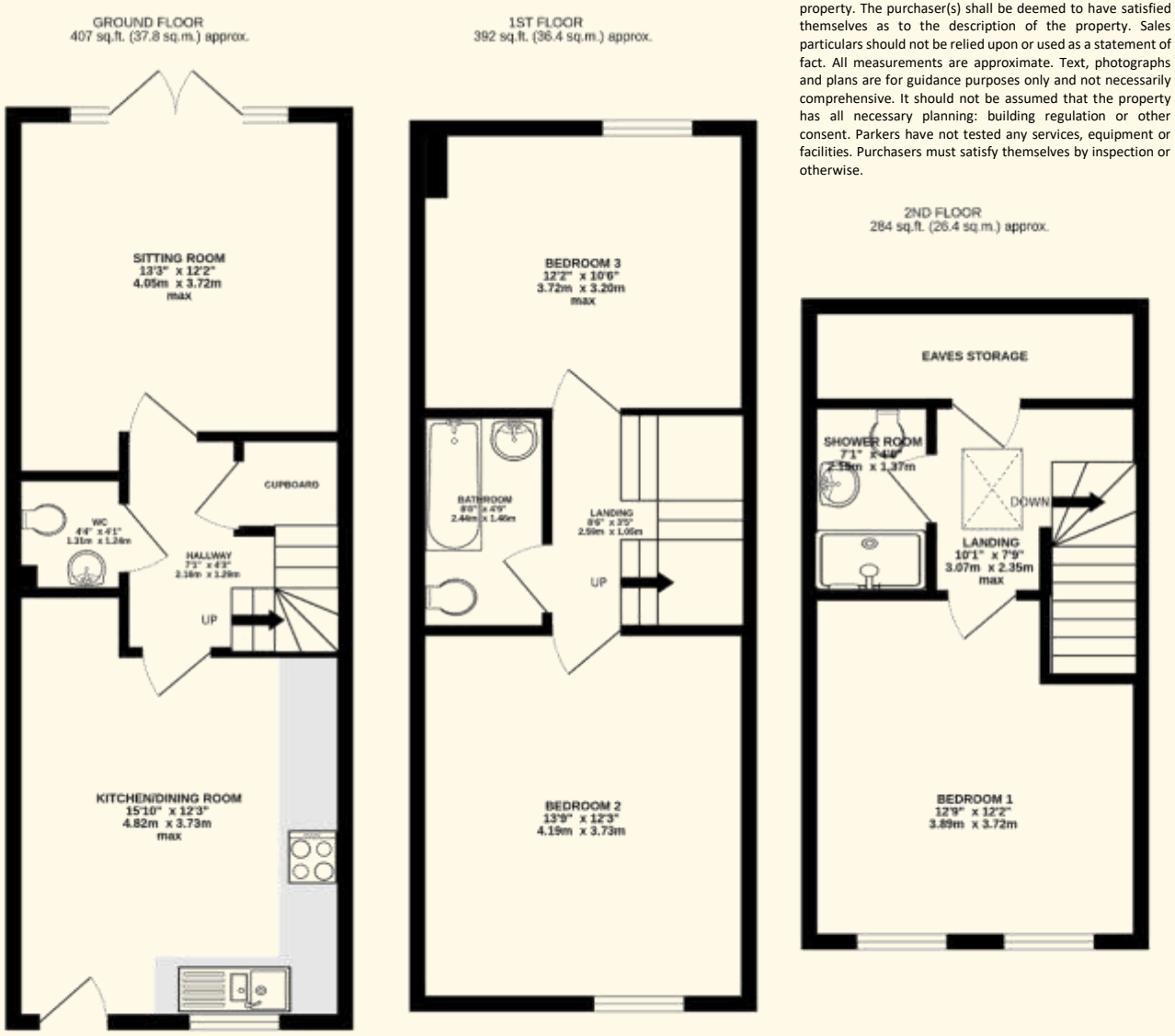
Tel: 01305 211970

Council Tax Band C.

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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The Property Ombudsman SALES