



20 PRINCE OF WALES ROAD

Dorchester, DT1 1PW

£950,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A most impressive and grand detached property situated in the heart of the county town of Dorchester and boasting nine bedrooms and four reception rooms. With a wealth of period features throughout and expansive accommodation over three floors there is ample scope to put your own stamp on the property and create a fine family home.

## Situation

The property is well placed to enjoy all the amenities that Dorchester has to offer being just a short stroll from the town. Steeped in history there several museums and places of interest to visit and the town has a long established connection with the author Thomas Hardy. There are a selection of independent shops, restaurants and coffee shops and two cinemas to enjoy. The modern development at Brewery Square provides further entertainment facilities and there are excellent transport links locally to both London Waterloo and Bristol Temple Mead stations. The county of Dorset boasts some of the most beautiful countryside and coast just waiting to be explored. The stunning Jurassic coast is now a Unesco world heritage site and is just a short drive from Dorchester.

## Local Authority

Dorset Council Council Tax Band: G.

EPC Rating: E. Tenure: Freehold

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION  
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

[DORCHESTER@MAYFAIRPROPERTIES.NET](mailto:DORCHESTER@MAYFAIRPROPERTIES.NET)



# PROPERTY DESCRIPTION

Wales House is a most impressive double fronted character property situated just a stones throw from all the amenities of Dorchester town centre. Situated on a wider than average plot the property offers exceptionally spacious accommodation over three floors and has a wealth of period features throughout to include feature fireplaces, high ceilings, moulded cornicing and sash windows. As well as more than enough room for a large or growing family there is also scope to create a potential annexe and the property lends itself to multi generational living under one roof. With so much space on offer there is the possibility to create a stunning home.

A covered Victorian porch leads to the front door and once inside the entrance vestibule the hallway has a staircase leading to the first floor. The generous ground floor accommodation starts with two large reception rooms to the front of the house both with bay windows and sash windows. To the rear of the house is a further grand reception room with a bay window overlooking the side garden and double doors lead to a Victorian style conservatory with a tiled floor and overlooking the rear garden. The dining room adjoins the kitchen which also has room for a large dining table, there are a good range of fitted wall and base cabinets and an Aga. Next to the kitchen is a very useful utility room with further cupboard space and there are also doors to the garage and to the most useful cellar with full head room. The ground floor accommodation is completed by a shower room just off the entrance hall.

The staircase leads to the first floor which boasts five large double bedrooms, two bathrooms and a separate WC all accessed off the

spacious landing. Bedroom 2 has a door leading to an outside area which with the necessary approval and strengthening would make a lovely south facing terrace overlooking the rear garden.

Access to the second floor is via a staircase through bedroom 4, although there is scope to re-arrange the staircase to lead from the landing. The second floor has four further spacious double bedrooms and a bathroom.

Outside the property has an impressive frontage onto Prince of Wales Road and there is an in and out gravelled driveway giving ample off road parking for several vehicles. To the left hand side of the house is a driveway leading to a carport and the garage. The well established south facing rear garden is screened to the rear by mature trees and is stocked with a variety of mature plants and shrubs and is mainly laid to lawn. There is a heated outdoor swimming pool which is screened with box hedging. To the right hand side of the house is a delightful area of garden which is enclosed by established brick walls and has an abundance of mature shrubs and lawn.

# PROPERTY DESCRIPTION

**Sitting Room** 31' 4" x 15' 1" (9.54m x 4.59m) into bay

**Dining Room** 17' 11" into bay x 15' 0" (5.46m x 4.57m)

**Family Room** 15' 6" x 14' 10" (4.72m x 4.52m)

**Study** 16' 2" into bay x 14' 10" (4.92m x 4.52m)

**Conservatory** 14' 9" x 11' 8" (4.49m x 3.55m)

**Kitchen/Breakfast Room** 20' 5" x 14' 4" (6.22m x 4.37m)

**Utility Room** 9' 6" x 8' 9" (2.89m x 2.66m)

**Ground Floor Shower Room**

**Master Bedroom** 18' 5" into bay x 15' 1" (5.61m x 4.59m)

**Bedroom 2** 16' 7" x 14' 10" (5.05m x 4.52m)

**Bedroom 3** 15' 8" x 15' 1" (4.77m x 4.59m)

**Bedroom 4** 14' 11" x 14' 2" (4.54m x 4.31m)

**Bedroom 5** 14' 6" x 13' 3" (4.42m x 4.04m)

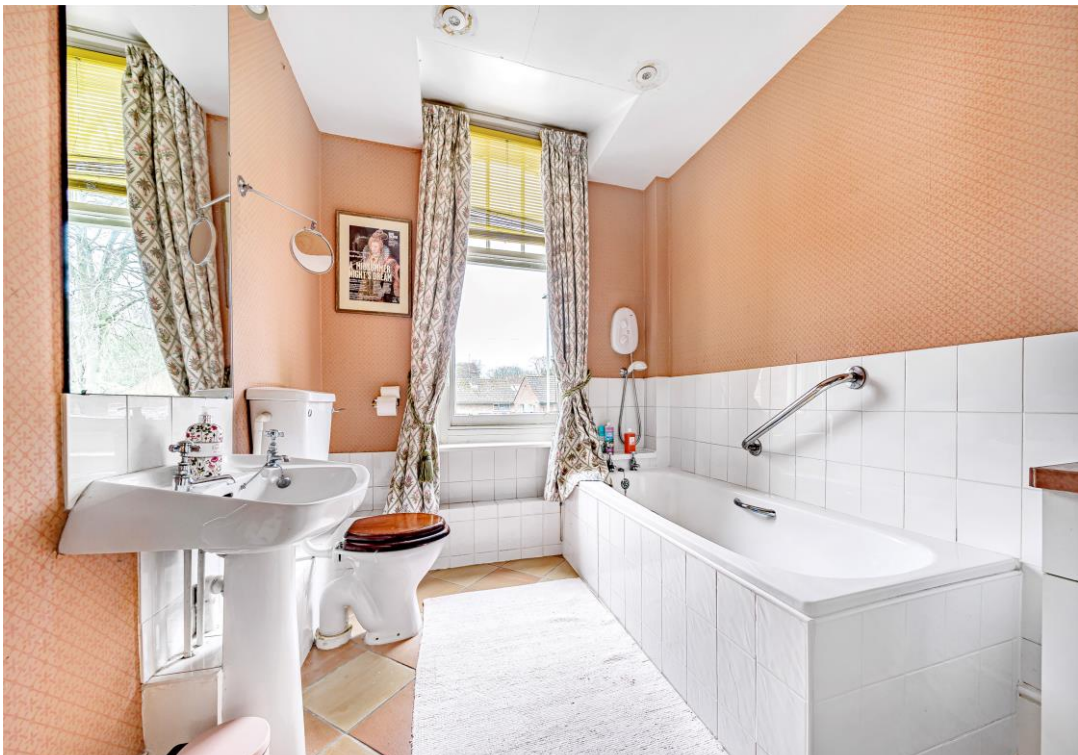
**Bedroom 6** 18' 4" x 15' 2" (5.58m x 4.62m)

**Bedroom 7** 16' 7" x 14' 11" (5.05m x 4.54m)

**Bedroom 8** 15' 8" x 15' 3" (4.77m x 4.64m)

**Bedroom 9** 15' 9" x 9' 4" (4.80m x 2.84m)





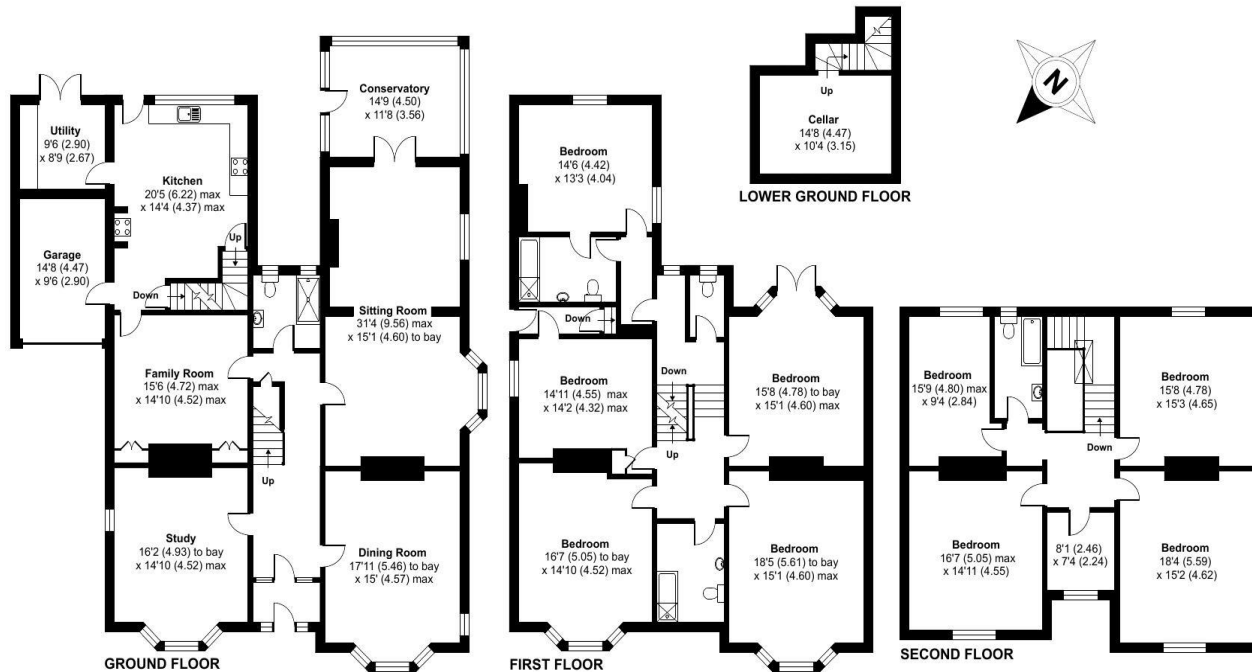


# FLOOR PLAN

## Prince Of Wales Road, Dorchester, DT1

Approximate Area = 5427 sq ft / 504.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Mayfair Town & Country. REF: 955156

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

