



**Connells**

Stratton House High West Street  
Dorchester



### Property Description

Set in a prime, central location within Dorchester and boasting characterful and impressive high ceilings this wonderful Grade II Listed home is one of a collection of houses and apartments within Stratton House.

Stratton House is approached by a grand entrance hall which has a secure communal entry via a telecom system to the front which leads into a large foyer with a sweeping staircase to the upper floor, a secure postal room plus doors to the rear communal gardens and basement.

On the ground floor there are two double bedrooms both benefiting from fitted wardrobes with an ensuite to the master and an additional shower room.

To the first floor there is a modern fitted kitchen which incorporates an integrated dishwasher, fridge freezer and electric hob and oven with cookerhood. The lounge is incredibly light and airy and opens to a private garden laid to decking.

The property also benefits allocated parking, a private independent studio and well maintained communal gardens.

### Ground Floor

#### Entrance Hall

The front door leads directly from the communal hallway into the entrance hall with a secure intercom entry system, a storage cupboard housing the water tank, stairs leading to the first floor and doors to both bedrooms and the shower room.

#### Master Bedroom

A door leads from the entrance hall into the master bedroom with a secondary glazed window to the side, fitted wardrobes, a radiator and a door that leads into the ensuite shower room.

#### Ensuite

A door leads from the master bedroom to the part tiled ensuite bathroom with a WC, a wash hand basin, a bath with a shower over, a radiator, an extractor fan and a shaver point.

#### Bedroom 2

A door leads from the entrance hall into bedroom 2 with a secondary glazed window to the side aspect, fitted wardrobes and a radiator.



## Shower Room

A door leads from the entrance hall to the part tiled shower room with a shower cubicle, a WC, a wash hand basin, a radiator, an extractor fan and a shaver point.

## First Floor

### Kitchen / Dining Room

16' x 13' 1" ( 4.88m x 3.99m )

Stairs lead from the ground floor entrance upto the kitchen / dining room with windows to the side aspect and skylights to create a space bathed in natural light.

The modern kitchen is fitted with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, an integrated dishwasher, an integrated fridge freezer and a radiator.

A door leads into the sitting room.

### Sitting Room

18' 6" x 12' 6" ( 5.64m x 3.81m )

A door leads from the kitchen / dining room into the sitting room with windows to the side aspect, skylights and double glazed french doors leading out onto the private garden.

The sitting room further benefits from a television aerial socket, a telephone point and a radiator,

## Outside Space

### Rear Garden

Double glazed french doors lead from the sitting room onto the private garden laid to decking and providing ample space for seating and a table and chairs to enjoy the delights of al fresco dining.

### Studio

18' 7" x 13' 6" ( 5.66m x 4.11m )

The independent studio is accessed by an external door providing a flexible work from home space, with space and plumbing for a washing machine and tumble dryer too.

## Parking

The property benefits from allocated parking.

## Communal Gardens

In addition to your private oasis there are well maintained communal gardens with additional seating areas.













To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
DORCHESTER DT1 1UH

EPC Rating: G

Council Tax  
Band: D

Service Charge:  
3200.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309191](https://connells.co.uk/Property/DCH309191)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH309191 - 0003