



Benjamin Ferrey House, Somerleigh Road, Dorchester, Dorset

A spacious top floor apartment in an impressive Grade II listed building in central Dorchester, with three-bedrooms, two bathrooms and off street parking, all in excellent decorative order.

Guide Price
£300,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Flat 18, Benjamin Ferrey House,
Somerleigh Road, Dorchester,
Dorset, DT1 1TL**

- Town centre location
- Allocated parking & visitors parking
- Spacious apartment with lovely outlook
 - Basement store
 - Lift access
- 3 double bedroom
- 2 luxury bathrooms
- Council Tax Band D

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

Originally the Dorchester County Hospital, this fine Portland Stone, grade II listed building was designed by the renowned architect Mr Benjamin Ferrey and converted to form a particularly interesting development of apartments now known as "Benjamin Ferrey House".

Conveniently situated in the heart of Dorchester, the property is just a short distance from the main pedestrianised high street, the Borough Gardens and in easy reach of the now Dorset County Hospital.

The apartment is located on the top floor and enjoys an open outlook with light and bright accommodation comprising; entrance hall with a useful storage cupboard and security intercom. The living room with TV point, BT point and a cupboard housing the gas boiler. The kitchen, tastefully fitted with a range of cream cupboards and drawers, solid timber worktops and integrated appliances (Bosh and Neff), including washer/dryer, fridge and freezer, double oven and gas hob. Clever storage cupboards with large corner larder cupboard with light.

There are three bedrooms, the master of which, is situated at the back of the building and benefits from a dressing area with a row of fitted wardrobes and a contemporary fully tiled en-suite shower room. Next to the main bedroom is the 3rd double bedroom with Velux window

and bedroom 2 (at the front of the building) also has a Velux window. Bedroom 2 and 3 are flexible rooms and either one would also make a great study/snug/dining room if desired. The main family shower room has also been fitted with a contemporary suite with large walk in shower cubicle and built in bathroom storage.

The property benefits from gas fired central heating and allocated parking space. In addition the property has an abundance of storage with a handy lockable store cupboard on the communal landing and a secure basement store room.

It should be noted that the communal areas are very well presented with a large stair well and lift access to all floors. The building has retained some lovely features with stone mullioned windows.

Situation

The property enjoys a convenient location being in the heart of the County Town of Dorchester and just a short walk from the Borough Gardens with its recently refurbished tennis courts and the main shopping streets with a range of retailers.

Dorchester also offers leisure facilities and the renowned Dorset County Hospital. Sporting facilities include rugby, football and cricket

clubs, golf at Came Down and sailing at Weymouth and Portland.

There is outstanding walking and riding across the countryside that surrounds the town and along the coastline to the south including the sandy beaches of Weymouth.

Dorchester South and Dorchester West train stations provide train services to London Waterloo and Bristol Temple Meads. There are also regular bus services to surrounding towns and villages.

Services

Mains water, drainage and electricity are connected.

EPC - exempt.

Broadband - Ultra fast speed available

Mobile - It is reported that there is limited indoor coverage and likely outdoor coverage (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: D
EPC: Exempt

Lease Details

We have been advised that the lease is 999 years commencing 1st Jan 1999.

Services Charges

Service Charge £912.04 Half yearly 1st January and 1st July

Basement charge £156.90 Annually

Estate Charges

Service charge £158.00 Half yearly 1st January and 1st July

Ground rent £406.97 Annually 1st July

Directions

From the Top O' Town round-a-bout, take the turning on to Albert Road, then take the first turning left on to Prince's Street, just before Borough Gardens. Take the first right hand turning on to Somerleigh Road with Benjamin Ferrey House being on the left.

Benjamin Ferrey House, Somerleigh Road, Dorchester, DT1

Approximate Area = 1220 sq ft / 113.3 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1345 sq ft / 124.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1129232.



Dorchester/KWI/04.07.24 rev

01305 261008
Symonds & Sampson 9 Weymouth Avenue
Brewery Square
Dorchester
Dorset
DT1 1QR
dorchester@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. 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. 2. 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 Symonds & Sampson have not tested any services, equipment, or facilities.

