



## White Hart Mews, 53 High East Street, Dorchester, Dorset

A four bedroom end terrace house situated in a secure gated development with a paved courtyard and delightful outlook over the River Frome.

Guide Price

**£325,000**

Leasehold - Share of Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**6 White Hart Mews,  
53 High East Street, Dorchester,  
Dorset, DT1 1HU**

- End terrace house
- Central location
- Four bedrooms
- Terrace with river view
- Courtyard garden
- Secure gated parking
- Leasehold with a share of freehold
- No forward chain

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

White Hart Mews is a wonderful addition to the Town centre sympathetically constructed circa 2016. This handsome town house has accommodation arranged over three floors, with a paved courtyard and delightful outlook over the River Frome.

The accommodation is approached from the front door and the entrance hall. On a practical note located here is the entry phone system and rather useful storage cupboard.

The sitting room is a good size and offers a double aspect allowing plentiful natural light into the room. A set of French doors allow access to the private courtyard.

The kitchen has a range of floor and wall mounted units with contrasting marble effect worksurfaces. Integral appliances include; a 1 ½ sink and drainer, four-ring hob with extractor hood over, electric oven, washing machine, dishwasher and fridge-freezer.

Stairs rise to the first floor where the family bathroom and two bedrooms are situated. The family bathroom is fitted with a modern suite comprising; bath, shower, WC and wash hand basin. Both bedrooms benefit from dual aspect windows, with bedroom two further benefitting from a Juliet balcony.

Stairs rise to the second floor to the two remaining bedrooms. The principle bedroom offers two Juliet balconies to the side and rear whilst also benefitting from fitted wardrobes and an en-suite bathroom.

### Outside

A gated entrance (electronically operated) and pedestrian access leads to the secure and private courtyard for the development and parking.

The property also benefits from its own paved courtyard enclosed by black iron railings and accessed through the French windows from the sitting room and overlooks the delightful River Frome.

### Situation

The house is within easy reach of the town centre and lovely local river walks along the river Frome. Dorchester town provides a comprehensive range of shopping and recreational facilities. These include a modern leisure centre, a library, restaurants, cafes/bars and a cinema.

The Brewery Square development offers a good range of restaurants and further retail outlets and is also close to hand.

The house itself falls within the catchment area of a number of highly regarded schools. There are numerous sports clubs around the town, including; cricket, rugby, football, tennis and golf at Came Down all just a short distance away. There are also many footpaths and bridleways across the beautiful surrounding countryside.

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

### Services

Mains gas, water, electricity and drainage.  
Gas fired central heating.

Broadband – Ultrafast speed available.  
Mobile - Network coverage is reported to be limited indoor and likely outdoor on selected providers  
(Information from <https://www.ofcom.org.uk>)

We are advised by the vendor that the property has never flooded. For further available information please use:  
<https://www.gov.uk/check-long-term-flood-risk>

**Lease Information**

Leasehold with a share of the freehold.  
 Leasehold 999 year lease from 2016.  
 Service charge £2,160 pa.

**Local Authority**

Dorset Council  
 01305 251010 and [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band: D

EPC: B



# High East Street, Dorchester

Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale

**Directions**

From top of town roundabout in Dorchester follow High West Street down to High East Street, passing Majestic Wines, and the property will be on your left hand side.  
[what3words///sticky.piled.shifting](https://www.what3words.com/what3words///sticky.piled.shifting)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Dorchester/ATR/09.07.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Symonds & Sampson. REF: 1153450



**Symonds & Sampson**  
 ESTABLISHED 1858  
 01305 261008  
 Symonds & Sampson 9 Weymouth Avenue  
 Brewery Square  
 Dorchester  
 Dorset  
 DT1 1QR  
[dorchester@symondsandsampson.co.uk](mailto: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.

