



Symonds
& Sampson

Stable Cottage

High West Street, Dorchester, Dorset

62 High West Street

Dorchester
Dorset DT1 1UY

A Grade II listed characterful period cottage, in a tucked away position in Dorchester town, with spacious accommodation.

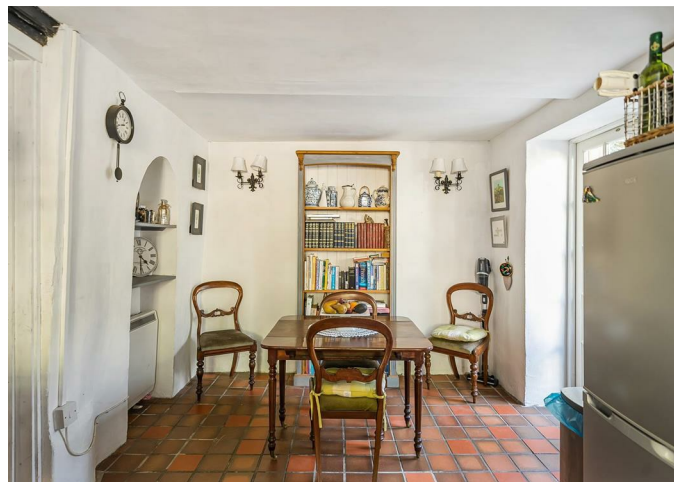


- Conservatory / garden room
- Spacious accommodation
- Eligible for residents parking permits
 - Large loft room
 - Quirky and intriguing
 - Character features
 - Central location

Offers In Excess Of £300,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Grade II Listed attached period cottage, located in a 'tucked away' position, whilst being only steps away to the hustle and bustle of Dorchester town centre. Having period features, the attractive stone cottage has character and enjoys a courtyard garden as well as an additional raised secluded walled garden.

ACCOMMODATION

Built of attractive brick and stone construction and arranged over 3 floors, the property has an abundance of natural light and views on to its own surrounding gardens. The large sitting room with fireplace is a particularly stunning room, kitchen / dining room with fitted kitchen and space for a family size dining table, as well as a conservatory with French doors to the rear garden. All the 3 bedrooms are situated on the first floor with an en suite shower room to the master. A huge feature to the Old Stables is the large loft room with vaulted ceiling and potential for additional bedroom accommodation STPP.

OUTSIDE

An attractive leafy courtyard patio to the front of the house which offers well established flowering shrubs, roses, a water fountain and space for garden furniture. Steps lead up to a larger walled garden beyond.

SITUATION

The property is situated within the heart of Dorchester town, providing a good range of shops, restaurants and leisure facilities. The Dorset County Hospital is nearby and the property falls within the catchment area of a number of highly regarded schools. There are numerous sports clubs in the town including cricket, rugby, football, tennis and golf. Dorchester train stations provide direct services to London Waterloo and Bristol Temple Meads. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

What3words:///sling.gold.wimp

SERVICES

Mains water, electricity and drainage. Electric heating.

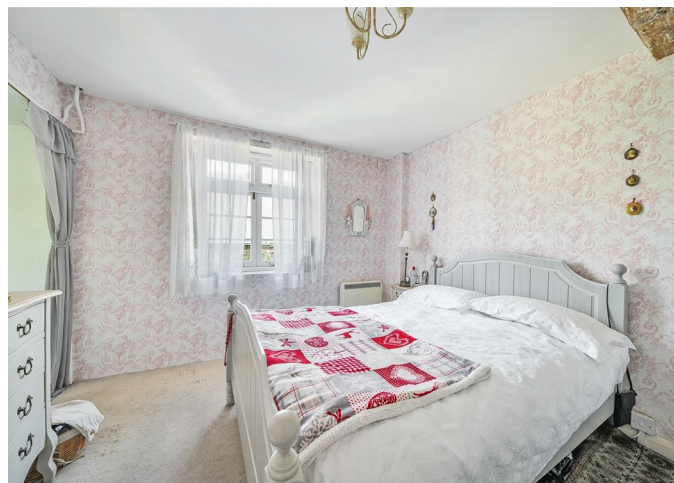
Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

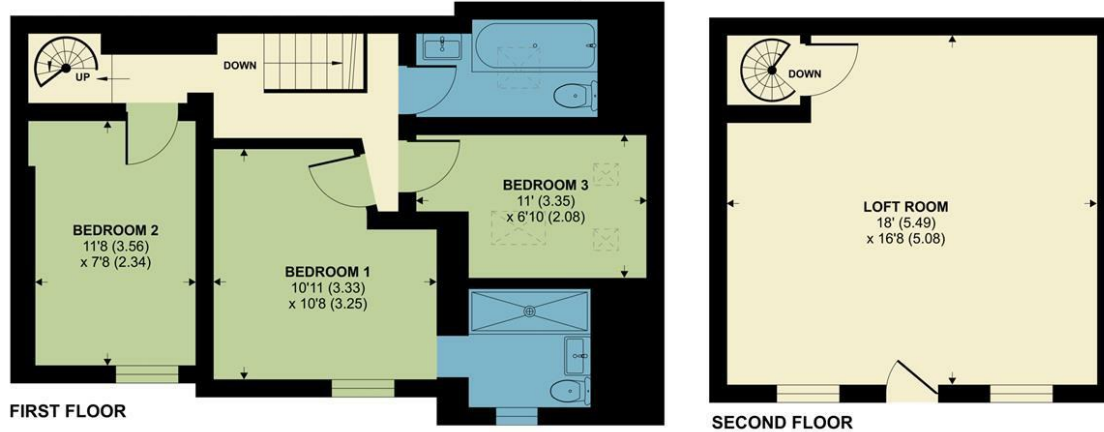
Access to Stable Cottage begins at High West Street, passes through commercial premises, and continues through a neighbouring courtyard, providing entry to the property.



High West Street, Dorchester

Approximate Area = 1349 sq ft / 125.3 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1154689



Dorchester/KWI/09.08.24 rev



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