



Symonds  
& Sampson

# Benjamin Ferrey House

Somerleigh Road, Dorchester, Dorset



# 15 Benjamin Ferrey House

Somerleigh Road, Dorchester  
Dorset DT1 1TL

An attractive and spacious two-bedroom, two bathroom apartment with parking, situated in an impressive Grade II building located in central Dorchester.



- Two large double bedrooms
- Excellent decorative order throughout
  - Two contemporary bathrooms
- Additional mezzanine reception room
  - Allocated off-street parking
  - Lift access

Guide Price £280,000

Leasehold

Dorchester Sales  
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## THE PROPERTY

This stunning first floor duplex apartment forms part of a block of eighteen apartments converted from the former Dorchester Hospital in 2001. The original building was designed by Benjamin Ferrey of Christchurch who was a famous architect and one of the earliest members of the RIBA. Construction commenced in 1839, having stone elevations under a tiled roof, extending to three floors and featuring stone mullion windows.

## ACCOMMODATION

Situated to the rear of this Grade II Listed building, Flat 15 enjoys a quiet location, providing well-proportioned, light and airy accommodation, with some very high ceilings and large windows and has since been refurbished by the current vendors with two recently fitted bathrooms and gas combination boiler. There is a very attractive communal entrance with tiled floors, post boxes, stairwell and lift access.

Once entering the apartment you walk in to a hallway with double storage cupboard and a door opens on to the sitting / dining room which is a light room with 2 full length windows letting in a wealth of natural sunlight. There is an area for a dining table and an opening to the kitchen. The kitchen has been fitted with plenty of base and wall mounted storage cupboards with built in appliances including dishwasher, washer / dryer, fridge and freezer, double oven and gas hob with extractor over.

On this floor there is a large double bedroom with cupboard housing the combination gas boiler and a door to the contemporary tiled ensuite with walk in double shower.

Stairs rise from the sitting room to a spacious mezzanine dining / sitting room with 2 sky lights giving natural light. Also on this floor, is a fully tiled family bathroom with bath and shower over, a linen cupboard and a large bedroom with window with low window seat and built in wardrobe. Additional stair case rises from the hall to the landing on the upper floor.

## OUTSIDE

Outside, there is an allocated off street parking space and further visitors parking.

## SITUATION

The property enjoys a convenient location being in the heart of the county town of Dorchester and is just a short walk from the Borough Gardens and the main shopping streets with a range of retailers.

The Dorset County Hospital is nearby, as are a number of highly regarded schools. Dorchester South and Dorchester West stations in the town provide mainline rail services to London Waterloo and Bristol Temple Meads respectively.

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.

## DIRECTIONS

What3words:///builder.forgotten.microchip

## SERVICES

All mains services are connected.

Broadband - Ultrafast speed available

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

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

## MATERIAL INFORMATION

Lease Details and Management Charges. Leasehold 999 year lease from 1st January 1999

Estate charges are:

Service charge £316.00 pa, charged half yearly on 1st January and 1st July. (£158 x2)

Ground rent £328.34 pa, charged annually on 1st July.

Block charges are:

Service charge £2,106.38 pa, charged half yearly on 1st January and 1st July. (£1053.19 x2)

Window cleaning £54.16 pa, charged half yearly on 1st January and 1st July. (£27.08 x2)

Basement Locker rental in 2024 was £157.43 pa, charged annually on 1st July.

In 2025 there is a reserve fund charge of £1,034.72 pa, payable half yearly in January and July. (£517.36 x2)

Please note that the photos were taken in 2023.



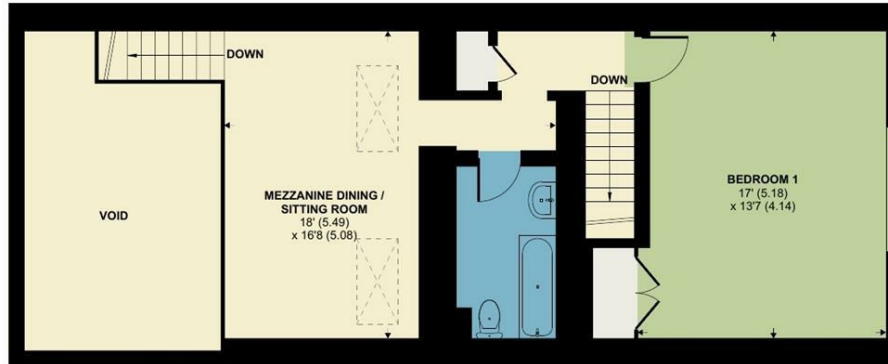




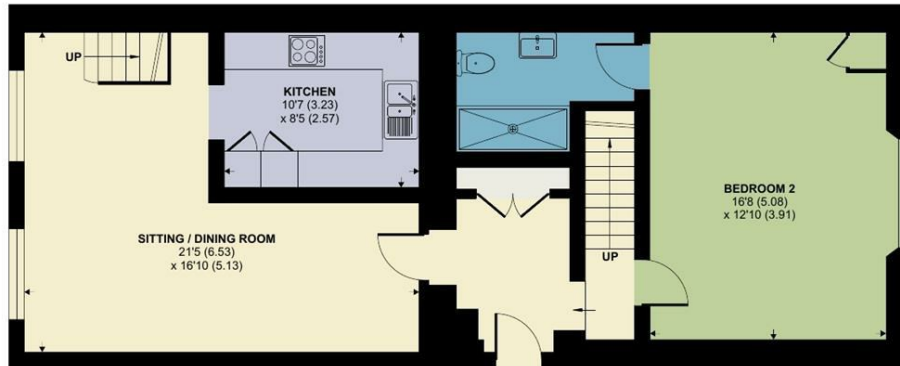
## Somerleigh Road, Dorchester

Approximate Area = 1420 sq ft / 131.9 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Symonds & Sampson. REF: 1031507



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Dorchester/KWI/06.03.2025



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