



Symonds
& Sampson

Southfield House

South Walks Road, Dorchester, Dorset

21 Southfield

House

South Walks Road

Dorchester

Dorset DT1 1AD

A one bedroom first floor apartment in a managed over 60's retirement building in central Dorchester with parking and communal gardens.



- Residents and visitors parking
- Central town centre location
 - Communal gardens
 - Town centre outlook
 - 1st floor apartment
- Over 60's retirement complex
 - House Manager on site
 - Lift access to all floors
- Communal residents lounge

Guide Price £115,000

Leasehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

Southfield House was built in the 1980's of standard construction and is a managed block of retirement apartments for the over 60's, situated within a conservation area, close and level stroll to the town centre.

ACCOMMODATION

This well-positioned first-floor apartment offers a delightful outlook over South Walks Road at the end of the pedestrianised shopping area of South Street, making it an ideal spot to observe the vibrant surroundings.

The accommodation comprises a welcoming hallway with a spacious airing cupboard with hot water cylinder and a separate cloaks cupboard. The bright and airy sitting/dining room enjoys views of South Walks Road, while the separate fitted kitchen features an integrated electric oven, hob, and extractor hood, along with washing machine and fridge/freezer. The property includes a generously sized double bedroom with fitted wardrobes and a modern bathroom, complete with a bath and overhead shower. Additional benefits include double glazing throughout and the advantage of no forward chain. Residents enjoy a range of amenities, including emergency call alarms in every room, a secure entry system, lift and stair access to all floors, a communal lounge, and a guest bedroom available for booking in advance.

OUTSIDE

Well kept communal gardens to the front and rear with a pleasant communal seating area. Reserve parking and visitors parking.

SITUATION

Southfield House benefits from a convenient location in the heart of the county town, offering a comprehensive range of shopping and recreational facilities, including a leisure centre, library, doctor's surgery, restaurants, cafes, bars and a cinema.

The Dorset County Hospital is nearby, as are Dorchester South and Dorchester West stations, both offering mainline rail services to London Waterloo and Bristol Temple Meads, respectively. The town is home to numerous sports clubs, including cricket, rugby, football, tennis and golf. Additionally, there are many footpaths and bridleways across the beautiful surrounding countryside. Just a few miles to the south, the Jurassic Coastline offers sandy beaches, scenic walks and a variety of water sports activities.

DIRECTIONS

What3words:///door.discrepancy.elections

SERVICES

Mains electricity, water and drainage are connected.
Electric heating.

Broadband - Ultrafast speed available
Mobile - Limited indoors coverage and likely outdoors coverage
(<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

Lease 99 years from December 1988 (62 years remaining).
Service charge £2,095.44 per annum paid to Stonewater. Ground rent £5.83

Please note that pets are not permitted at the property and the Lease prohibits subletting.

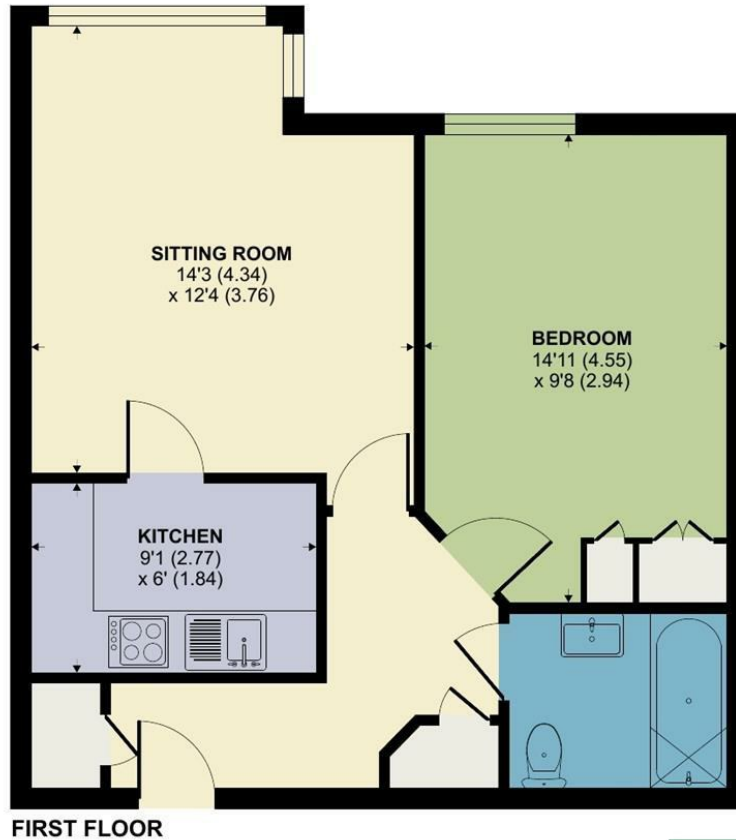
Age Requirement - Whilst anyone can own the apartment, one of the occupants must be over the age of 60.



South Walks Road, Dorchester

Approximate Area = 490 sq ft / 45.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1253498



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	85
	EU Directive 2002/91/EC	



Dorchester/kw/10.3.25



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