



Symonds  
& Sampson

# 3 Trinity Cottages

Grey School Passage, Dorchester, Dorset



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Grey School Passage, Dorchester,  
Dorset, DT1 1XQ

A Grade II Listed townhouse situated in a quiet  
courtyard setting within the town centre.



- Grade II Listed
- End terrace townhouse
- Well presented throughout
- Three double bedrooms
  - Kitchen/dining room
- Bathroom and shower room
  - Courtyard garden
  - Pretty setting
  - Town centre
- No forward chain

Guide Price £375,000

Freehold

Dorchester Sales  
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## THE PROPERTY

This charming period home is nestled in a picturesque setting, overlooking a beautiful church garden. Ideally situated, it is just a short walk from the town centre and the pedestrianised high street, offering a variety of shops and amenities.

Upon entering, you are welcomed into a spacious entrance hall, which also serves as a versatile space and could be used as a study. At the end of the hall, a utility room provides access to a convenient WC. An inner hallway leads to both the sitting room and the open-plan kitchen/dining room.

The sitting room, positioned at the front of the house, has a feature fireplace and two large windows that fill the room with natural light and has lovely views of the church and gardens.

To the rear, the modern kitchen/dining room is thoughtfully designed, featuring a range of fitted wall and base units, an integrated electric double oven, hob, dishwasher and refrigerator. The dining area seamlessly extends outdoors through double doors that open onto the charming walled courtyard garden.

On the first floor are two good sized double bedrooms and a stylish, modern shower room.

The second floor has a further spacious double bedroom, complete with fitted wardrobes, alongside a bathroom.

## OUTSIDE

The delightful walled courtyard garden provides a private and tranquil retreat.





# Trinity Cottages, Grey School Passage, Dorchester

Approximate Area = 1288 sq ft / 119.6 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 1306 sq ft / 121.2 sq m

For identification only - Not to scale



## SITUATION

Trinity Cottages are situated in a convenient location in the heart of Dorchester. The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

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.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

## DIRECTIONS

what3words///unloaded.cheer.flattered

## SERVICES

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

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

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

Dorchester/ATR/31.03.25 rev



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