



Symonds
& Sampson

13 Stratton House

59-60 High West Street, Dorchester, Dorset

13 Stratton House

59-60 High West Street
Dorchester, Dorset
DT1 1UY

A well-appointed second-floor apartment set within a prestigious Grade II* Listed townhouse, originally built in 1883 and offering a stylish contemporary finish.



- Lift to all floors
- Kitchen/breakfast room
- Impressive reception/dining room
 - Two double bedrooms
 - Private parking space
 - Communal outside area
 - Mail room

Guide Price £295,000

Share of Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

This stunning and well-appointed apartment offers an exceptional blend of elegant period features and high-quality modern finishes.

Located within a prestigious Grade II* Listed townhouse, the property benefits from a lift to all floors, a grand communal staircase, and a secure entrance intercom system.

The front door is set within a recessed entrance and opens into a spacious hallway with a useful storage cupboard. The impressive reception/dining room boasts a high ceiling, an attractive feature fireplace, and large sash windows that provide views over High West Street.

The kitchen/breakfast room is fitted with a contemporary range of wall and base units, complemented by wooden work surfaces and integrated appliances including an oven, microwave, halogen hob, extractor hood, and fridge/freezer.

There are two double bedrooms, with the principal bedroom benefiting from a built-in storage cupboard and space for a freestanding double wardrobe. The generously proportioned bathroom includes both a bath and a separate shower, complemented by underfloor heating.

Additional features include a private parking space, access to a communal outdoor area, and a separate ground floor mail room. A secure basement level—accessed via keypad entry—provides a useful private storage cage.

SITUATION

The property enjoys a prime location in the heart of Dorchester, the historic county town of Dorset, just a short walk from the main shopping streets and local amenities.

Nearby, the vibrant Brewery Square development offers a varied mix of restaurants, cafés, and leisure facilities. Dining options include Côte Brasserie, Wagamama, Zizzi, Vivo Lounge, Nando's, Brewhouse & Kitchen, and Costa Coffee. The square also features a Premier Inn, Odeon cinema, Woods Furniture, and fashion retailers such as Hobbs, Joules, and Phase Eight.

Dorchester provides excellent amenities including leisure centres and the highly regarded Dorset County Hospital. Transport links are strong, with Dorchester South and Dorchester West railway stations offering direct services to London Waterloo and Bristol Temple Meads. Regular bus routes connect Dorchester to surrounding towns and villages.

Families benefit from a selection of respected schools, including Prince of Wales First School, Dorchester Middle School, and Thomas Hardy School.

The town also caters well to sports enthusiasts, boasting rugby, football, and cricket clubs, golf at Came Down, and water sports and sailing opportunities nearby in Weymouth and Portland.

Set amid picturesque Dorset countryside, the area offers outstanding opportunities for walking, cycling, and horse riding.

The stunning Jurassic Coast, a UNESCO World Heritage Site, and the sandy beaches of Weymouth are just a short drive away.

DIRECTIONS

What3words///awakening.handrail.robot

SERVICES

Mains electric, water and drainage.
Electric wet heating system.

Broadband - Superfast speed available
Mobile - Likely coverage both indoors and outdoors on the EE and Three networks. (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

The lease term is 999 years commencing 1st January 2016 (990 years remaining).
Service charge £3,741.68 per annum (£1,870.84 paid twice yearly).
Monthly payments can be arranged - £312.

The property falls within a conservation area.



High West Street, Dorchester, DT1 1UY

Approximate Area = 1006 sq ft / 93 sq m

For identification only - Not to scale



SECOND FLOOR



Dorchester/ATR/24.09.2025Rev



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT