



Symonds
& Sampson

Purbeck House

High Street, Fordington, Dorchester, Dorset

Purbeck House

61 High Street, Fordington
Dorchester, Dorset
DT1 1LD

A fine Grade II listed period house overlooking Fordington Green, within easy reach of Dorchester town centre. The property features a large detached garage and gated off-road parking.



- Attractive Grade II listed period home
 - Character features throughout
 - Spacious kitchen/family room
- Four well-proportioned bedrooms
- Beautifully landscaped walled garden
- Sought-after location near Fordington Green
 - Detached garage with loft room above
 - Rail links to London Waterloo

Guide Price **£850,000**

Freehold

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THE PROPERTY

Purbeck House presents a rare opportunity to acquire a particularly attractive period property in the heart of Fordington, close to Dorchester town centre. Rich in character, the house retains many original features including sash windows, flagstone floors, and fireplaces. This handsome Grade II listed home enjoys views of the nearby church tower and boasts a delightful walled garden.

ACCOMMODATION

Ground Floor:

A welcoming entrance hallway leads to a well-proportioned sitting room featuring a fireplace, picture rail, and wooden flooring. There is also a separate study, a useful utility room, and a cloakroom on this level.

Lower Ground Floor:

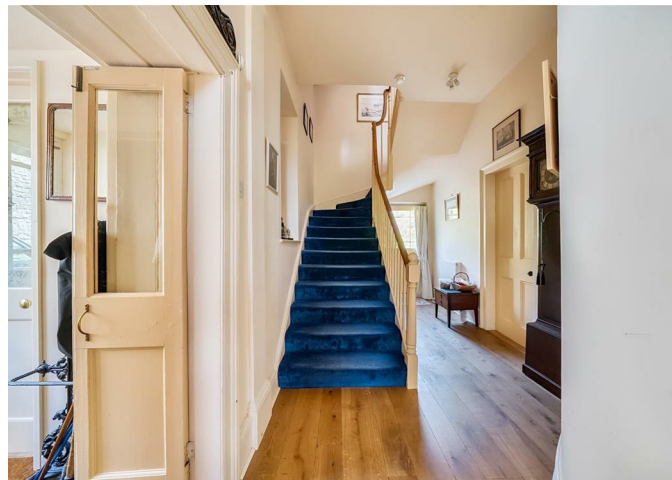
The impressive kitchen/family room is fitted with a range of cupboards and drawers, granite work surfaces, and a Belfast sink. Integrated appliances include an electric oven and gas hob with extractor hood. There is space and plumbing for a dishwasher, and a central island with a granite top. A striking feature is the gas-fired AGA set within a chimney breast with stone surround and mantle. The flagstone floor and exposed ceiling beams—believed to be reclaimed ship's timbers—add to the room's character. A separate dining room continues the flagstone flooring and features an archway with doors leading to a small cellar, complete with power and light—ideal for wine storage.

First Floor:

Bedroom 1 is a generous double overlooking the green, featuring fitted wardrobes, a fireplace, and wooden floors. Bedroom 2 is also a double, enjoying views over the garden and the church. The spacious family bathroom offers a white suite comprising bath, separate shower, WC, and basin, along with a heated towel rail and decorative panelling to dado height. Additional features include a window seat, built-in storage, and an airing cupboard housing the Combi boiler, which remains under warranty.

Second Floor:

There are two further bedrooms (Bedroom 3 and Bedroom 4), along with a second bathroom leading off the landing.





OUTSIDE

The rear garden has been attractively landscaped to provide a level lawn bordered by mature shrubbery and enclosed by a predominantly stone wall. To the rear is a decked seating area and a charming arbour that enjoys the afternoon sun—an ideal spot for relaxation. The garden offers delightful views of the church and across Fordington Green. A discreetly positioned oak-framed tool shed sits in one corner, and additional features include security lighting and a small patio area.

The property also benefits from a generously sized, recently rebuilt detached garage with power and light. External stairs lead to a loft room above, also with power and light, offering excellent potential for a variety of uses. Alongside the garage is secure, gated off-road parking.

SITUATION

Purbeck House is located on the eastern fringe of Dorchester, within the popular Fordington area. This well-positioned location offers easy access to a range of amenities, including a nearby convenience

store and the charming Fordington Green, home to a traditional fish and chip shop and a welcoming coffee shop - both well worth a visit. The area is also ideally placed for access to countryside walks, including nearby Salisbury Fields, making it perfect for those who enjoy outdoor pursuits.

The property falls within the catchment area of several highly regarded schools, adding to its appeal for families. Dorchester's historic town centre is just a short distance away, offering an excellent selection of shops, restaurants, and leisure facilities, including the vibrant Brewery Square development. Dorchester South and Dorchester West train stations provide direct rail links to London Waterloo and Bristol Temple Meads, respectively, while Dorset County Hospital is also conveniently nearby.

The town boasts a wide range of sports clubs, catering to cricket, rugby, football, tennis, and golf enthusiasts. The surrounding countryside is ideal for walking, cycling, and horse riding, with numerous footpaths and bridleways to explore. Just a few miles to the south lies the stunning Jurassic Coast, known for its sandy beaches, scenic coastal walks, and exciting opportunities for water sports.



DIRECTIONS

What3words:///includes.manicured.nights

SERVICES

Mains electricity, gas, water and drainage are connected.
Gas central heating.

Broadband - Ultrafast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

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

AGENT NOTE

The property falls within a conservation area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

High Street, Fordington, Dorchester

Approximate Area = 2868 sq ft / 266.4 sq m

Limited Use Area(s) = 217 sq ft / 20.1 sq m

Garage = 704 sq ft / 65.4 sq m

Total = 3790 sq ft / 351.9 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: 1324811



Dorchester/SXP/16.09.25



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