

The image shows a large, historic stone building, likely a rectory, with a prominent half-timbered bay window. The building is constructed from light-colored stone and features a steep gabled roof. A large stone chimney is visible on the left side. The bay window has dark timber framing and white plaster. The entrance is a small arched doorway. The building is surrounded by a green lawn and some landscaping, including a brick wall and a small garden area. The sky is clear and blue.

Symonds  
& Sampson

# Flat 4, The Old Rectory

Somerleigh Road, Dorchester, Dorset



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Somerleigh Road, Dorchester  
Dorset, DT1 1PD

A Grade II Listed ground floor apartment with secluded private patio garden and a parking space, situated in a quiet location in Dorchester town centre.



- Grade II Listed
- Ground floor apartment
- Private and secluded patio garden
- Off street parking space
- Converted in 2017
- 10 year building guarantee until 2027
- Close proximity to the town centre

Guide Price **£195,000**

Leasehold

Dorchester Sales  
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## THE PROPERTY

The Old Rectory was the former rectory of Holy Trinity Church designed by John Hicks in 1850. It is a handsome building in Gothic-style with some mock Tudor timbering. Of note is that Dorset poet, Thomas Hardy, worked as Hicks' assistant for seven years until the architect died in 1869. In more recent years, The Old Rectory was utilised as a school of nursing and as one of Dorchester's premier health clubs.

One of eight apartments, this ground floor home is light and airy, featuring neutral interiors and the significant advantage of level access to a private patio garden with direct access to its allocated parking space

## ACCOMMODATION

The grand entrance hall leads to the apartment front door. In the hall way is a handy double storage cupboard for coats and shoes. The large open plan sitting room kitchen is filled with natural light from dual aspect windows as well as the glazed French doors leading to the private patio garden. The kitchen is contemporary in style, featuring a practical tiled floor and integrated appliances, including a Bosch washer/dryer, John Lewis dishwasher, Bosch fridge/freezer, and an electric oven with induction hob. Smart storage cupboards give ample kitchen storage.

The double bedroom is located to the rear of the building and there are fitted open wardrobes and there is a modern shower room with fitted storage.

## OUTSIDE

A low-maintenance, enclosed patio garden offers level access from both the apartment and the parking space, which is conveniently located just beyond the side access gate.

## 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.

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:///crossword.safari.coveted

## SERVICES

Mains electric, gas, water and drainage are connected. Gas fired 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: B (Dorset Council - 01305 251010)

## LEASE DETAILS

Lease 126 years from 1st January 2017 & to 31st Dec 2142

Ground Rent: £250 per annum

Service Charge: £1670.20 per annum, payable biannually (£835.10)

Management Company: Inspired Property Management (IPM)

## AGENT'S NOTE

The property falls within a conservation area.



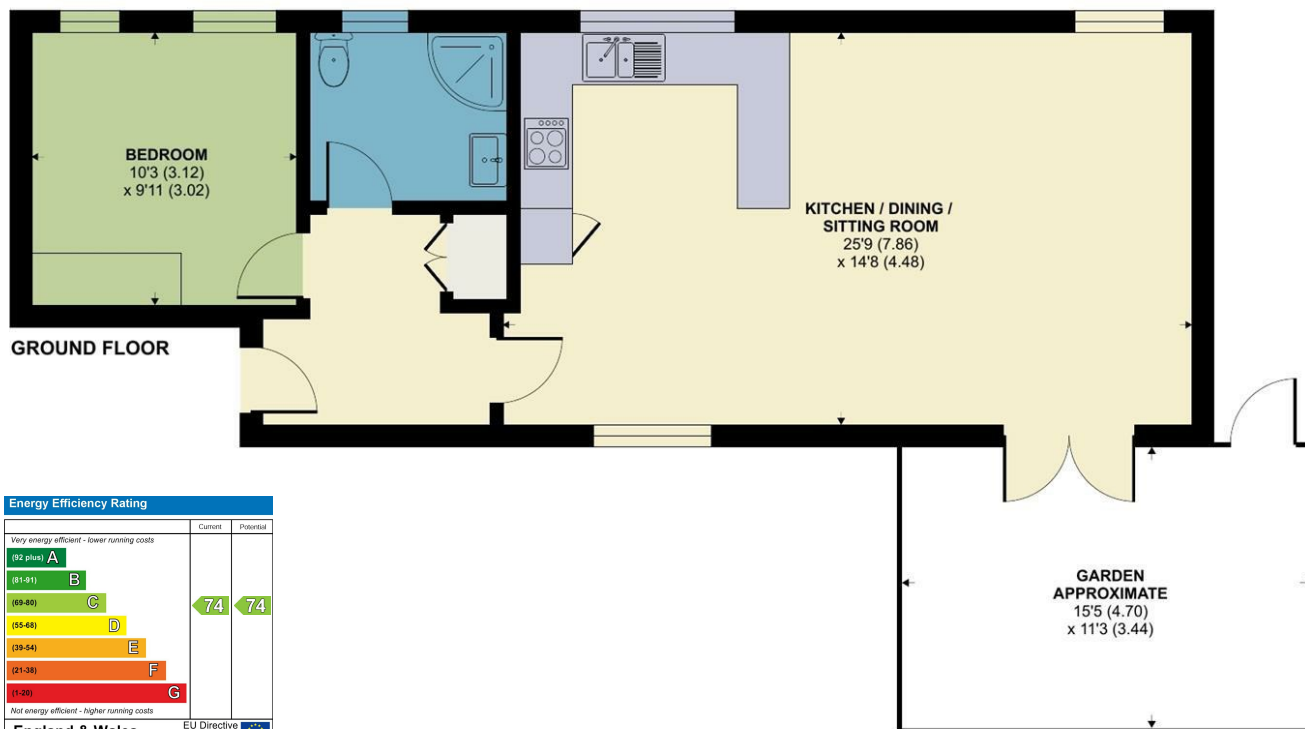




## Somerleigh Road, Dorchester

Approximate Area = 600 sq ft / 55.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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		



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: 1357777



Dorchester/KWI/03.10.2025



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