



High West Street
Dorchester, DT1 1UY



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- Modern Duplex Apartment
- Two Double Bedrooms
- Ensuite with Master Bedroom
- Versatile Separate Studio
- Grade II Listed Building
- Enclosed Garden
- Off Street Parking
- Open Plan Kitchen
- Triple Aspect Lounge
- In the Heart of Dorchester





This MODERN DUPLEX APARTMENT set in THE HEART OF DORCHESTER is presented for sale. The property benefits from INCREDIBLY VERSATILE ACCOMMODATION, comprising: TWO BEDROOMS, ENSUITE WITH MASTER BEDROOM, SEPERATE SHOWER ROOM, THREE BATHROOMS, PRIVATE STUDIO, OPEN PLAN KITCHEN and TRIPLE ASPECT LOUNGE. This maisonette residence is GRADE II LISTED further benefits from OFF STREET ALLOCATED PARKING and ENCLOSED TERRACED GARDEN. Viewings come highly advised to fully appreciate the property on offer.

The property is accessed via the rear entrance to Stratton House, you are welcomed into the property through your private front door, opening into a spacious entrance hall.

The ground floor comprises two generously sized double bedrooms. The primary bedroom is spacious, elegantly presented and features a modern ensuite bathroom. The second bedroom is also well-proportioned and

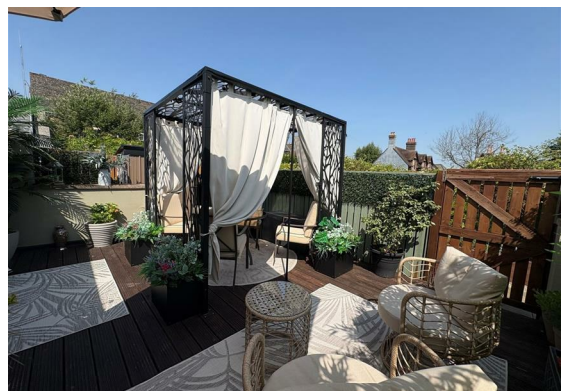
comfortably accommodates a large double bed. Off the hallway, there is a contemporary shower room with WC, sink, and enclosed shower cubicle.

Adjacent to the rear entrance of Stratton House is a private studio space, currently utilised as an artist's studio. With its own entrance and access to water, this flexible space could serve a variety of purposes, such as a utility room, home office, or creative workspace.

A staircase leads to the first floor, opening into the stylish open-plan kitchen and dining area. The kitchen is beautifully appointed with a range of integrated appliances including fridge, freezer, dishwasher, eye-level oven, electric hob with extractor, and a sink with drainer. A large feature window fills the space with natural light, creating a welcoming area for dining and entertaining.

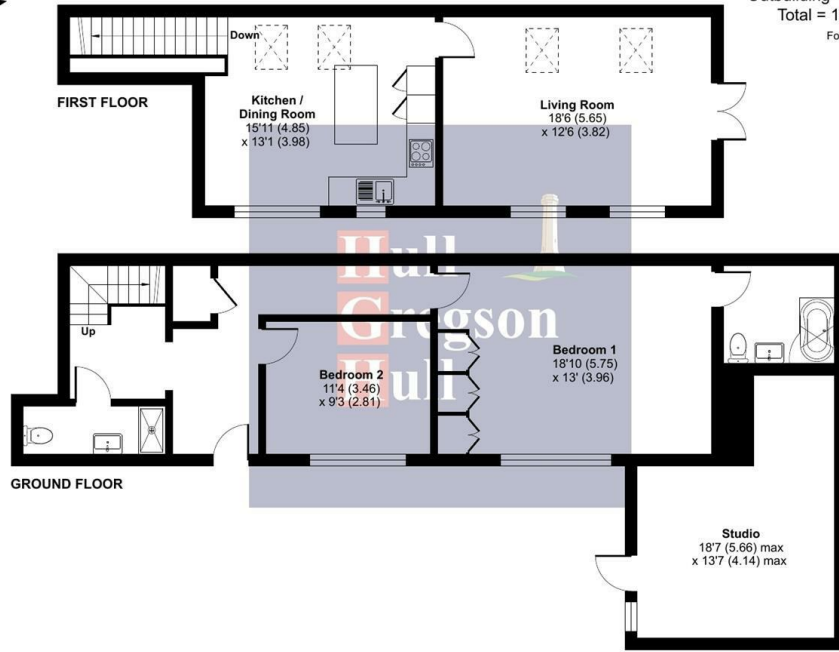
The kitchen flows seamlessly into the bright and spacious triple-aspect lounge, which boasts windows to the side, a skylight, and double French doors opening out to the sun-soaked terraced garden.

This generous living area comfortably accommodates multiple seating arrangements, making it an ideal space for relaxation or social gatherings. The private terraced garden is a real suntrap, currently arranged with outdoor seating and dining areas, perfect for enjoying summer evenings. From here, a private rear gate provides direct access to the allocated off-street parking space.



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Approximate Area = 1132 sq ft / 105.1 sq m
Outbuilding = 195 sq ft / 18.1 sq m
Total = 1327 sq ft / 123.2 sq m
For identification only - Not to scale



Kitchen/Dining Room
15'10" x 13'0" (4.85m x 3.98m)

Living Room
18'6" x 12'6" (5.65m x 3.82m)

Bedroom One
18'10" x 12'11" (5.75m x 3.96m)

Ensuite Bathroom

Bedroom Two
11'4" x 9'2" (3.46m x 2.81m)

Family Shower Room

Studio

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Lease information: The vendor has informed us the property has approximately 990 years left on the lease and the service charge is approximately £3,000 p/a.

Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric Water Tank

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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