

FAIRFIELD

MAUMBURY GARDENS

CAR PARK

Flat 23 Fairfield

Dray Horse Yard, Dorchester, Dorset

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5 Dray Horse Yard, Dorchester
Dorset, DT1 1GT

A well-appointed one-bedroom top-floor apartment with lift access, a private balcony and secure underground parking, offering comfortable modern living in a convenient central Dorchester location. Offered for sale with no onward chain.



- No onward chain
- Light and spacious open-plan living
 - Private south-facing balcony
 - Contemporary fitted kitchen
 - Integrated appliances included
- Secure underground allocated parking
 - Central Brewery Square location
 - Lift access

Guide Price **£180,000**

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

This well-presented one-bedroom apartment centres around a particularly light and spacious open-plan kitchen and sitting room, which opens onto a private balcony providing an attractive additional outdoor space. The main living area features warm wood-effect flooring, creating a stylish and understated setting for both everyday living and entertaining.

The contemporary kitchen is thoughtfully fitted with a range of integrated appliances, including an oven and hob, slimline dishwasher and fridge/freezer. A useful hallway cupboard houses the washing machine, keeping the practical elements neatly concealed while also providing valuable additional storage.

The well-proportioned double bedroom benefits from fitted storage, while the modern bathroom is conveniently positioned off the entrance hall.

OUTSIDE

The balcony on the south elevation provides space for outside seating and extends around the apartment.

A further benefit is the secure underground parking, a particularly useful feature for a centrally located property. The allocated parking space is No. 21 and is accessed via the lift or communal stairs.

SITUATION

The apartment is ideally situated within Brewery Square, one of Dorchester's most sought-after developments, offering a vibrant yet convenient setting in the heart of the county town. Residents benefit from easy access to a wide range of amenities, including shops, cafés, restaurants, bars, a cinema, leisure facilities, a library, and a doctor's surgery, all within close proximity.

Dorset County Hospital is also nearby, while both Dorchester South and Dorchester West railway stations provide mainline services to London Waterloo and Bristol Temple Meads, making the town well connected for both local and longer-distance travel.

Dorchester offers a wealth of recreational opportunities, with a variety of sports clubs including cricket, rugby, football, tennis, and golf. The surrounding countryside provides an abundance of scenic footpaths and bridleways, perfect for enjoying the outdoors. For those wishing to explore further afield, the stunning Jurassic Coast is just a short drive away, offering beautiful beaches, coastal walks, and a range of water-based activities.

DIRECTIONS

what3words///browsers.secretly.positive

SERVICES

All mains services 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: 201 years from and including 8 August 2008, with approximately 182 years remaining.
Ground Rent: £150 per annum.
Service Charge: £1,963.44 per annum, payable to Brewery Square Management Limited.
Restrictions: The property must be used solely as a private residence and may not be used for any trade, business or professional purpose. Pets may be kept with the prior written consent of the Landlord and/or Management Company.

MATERIAL INFORMATION

Photographs were taken in September 2026.



Dray Horse Yard, Dorchester

Approximate Area = 523 sq ft / 48.6 sq m

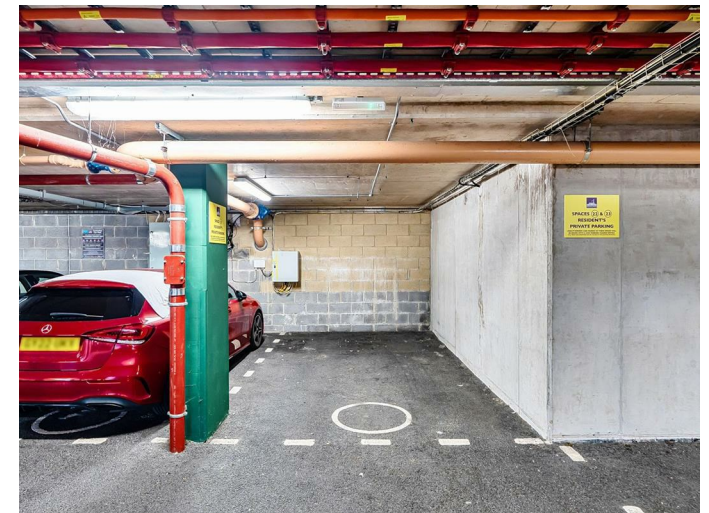
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Symonds & Sampson. REF: 1519824



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	



Dorchester/SXP/05.10.2026



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Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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