



# SOUTH LODGE

DORCHESTER • DORSET





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SOUTH WALKS • DORCHESTER • DORSET • DT1 1DS

ARGUABLY THE FINEST HOUSE IN DORCHESTER, A MOST HANDSOME LISTED  
GRADE II\* GEORGIAN PROPERTY IN THE HEART OF THE TOWN

## ACCOMMODATION

### Ground Floor

Reception Hall • Rococo Room • Dining Room • Conservatory • Kitchen • Flower Room • Lobby • Laundry Room • Cloakroom • Study • Pantry

### First Floor

Master Bedroom with adjoining Bathroom and Dressing Room • Nursery / Bedroom 2 • Drawing Room • Bedroom 3

### Second Floor

3/4 Bedrooms • Bathroom and Shower room

### Lower Ground Floor

Wine Cellar • Store Room

Dorchester South Station (mainline railway station to London Waterloo) ½ mile • The Coast at Weymouth 8 miles • Sherborne 18.5 miles

(All distances approximate)



### Savills Wimborne

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## DESCRIPTION

South Lodge is justifiably listed Grade II\* being of architectural importance and is undoubtedly one of, if not the finest house in Dorchester, the county town. Constructed in circa 1750, this handsome Georgian town house was designed by the famous Bastard Brothers, whose other notable achievements include the design and re-building of central Blandford Forum following a large fire in 1731.

This fine town house has handsome Stucco elevations to the front with classic symmetrical balance, sash windows and parapet with dormers providing second floor accommodation. Internally the house has some impressive rooms including a fine reception hall with Chinese Chippendale style staircase

and flagstone floor, a beautiful reception room with fine Rococo plaster work, wood stripped floor and fireplace, a dining room with marble fireplace and a kitchen with Aga. On the first floor there is a master bedroom suite, one / two further bedrooms and a fine drawing room with a further three/four bedrooms on the second floor a bathroom and shower room.

## SITUATION

South Lodge is situated in a uniquely convenient location for a house of this calibre, being just yards from the multitude of facilities this historic town has to offer. Dorchester is a thriving town known for its Roman origins as well as its literary connections to Thomas Hardy who lived and worked in the

town. In Dorchester there is an excellent range of facilities including many independent and national chain shops, a number of restaurants, public houses and supermarkets including Waitrose, Sainsburys and Tesco. The recently developed brewery known as Brewery Square provides a popular Plaza, the Odeon Cinema and restaurants including Cote Brasserie and Wagamamas. On Wednesdays there is a weekly market in the town centre and the town has railway connections to London Waterloo (about 2 hours 40 minutes). The coastal resort of Weymouth lies just 8 miles to the south with its charming harbour, award winning sandy beach and at Portland is the National Sailing Academy. The breath-taking Jurassic Dorset Coast with its glorious path is a UNESCO World Heritage Site.





## OUTSIDE

South Lodge is approached from a no through road which gives access to a gravelled area of parking sufficient for several cars and access to garaging. To the front which faces South the property is predominantly laid to lawn with a tall beech hedge providing privacy with brick walls on the other boundaries. The garden is mature and planted out with some fine shrubs and plants as well as some impressive mature trees including a Copper Beech and a Whitebeam. Also to the front is an attractive ornamental pond with fountain. On the Western boundary is a terrace which runs to the rear boundary accessed from the kitchen and conservatory. A secluded folly on the back boundary has fine views over the church and tower beyond. A rear lawn and planted border can be accessed from the back of the house and there is also a path with pedestrian access to the town.

## ACCOMMODATION

Please see floor plans.

## DIRECTIONS (USE POSTCODE DT1 1EE)

From the Top O' Town roundabout proceed down High West Street to the second set of traffic lights. Turn right and proceed to the mini roundabout at Waitrose and turn right passing the entrance to the Waitrose car park. The road then bends round to the left, continue along this road with the public car park on the left hand side. The road then bends again to the left. Drive straight ahead into the pedestrian precinct with the Public Library on your left. South Lodge driveway is at the end on the right.

## SERVICES

All mains services. Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

## LOCAL AUTHORITY

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ. Tel 01305 251010.

## VIEWING

Strictly by appointment with Savills.





Approximate Area = 502.5 sq m / 5408 sq ft  
(Including Wine Cellar)

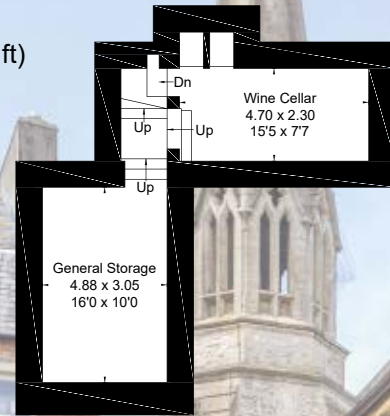
Garage = 21.7 sq m / 233 sq ft

Total = 524.2 sq m / 5641 sq ft

Including Limited Use Area (26.5 sq m / 285 sq ft)

For identification only. Not to scale.

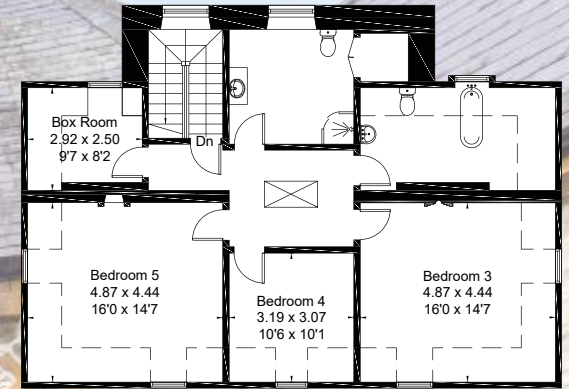
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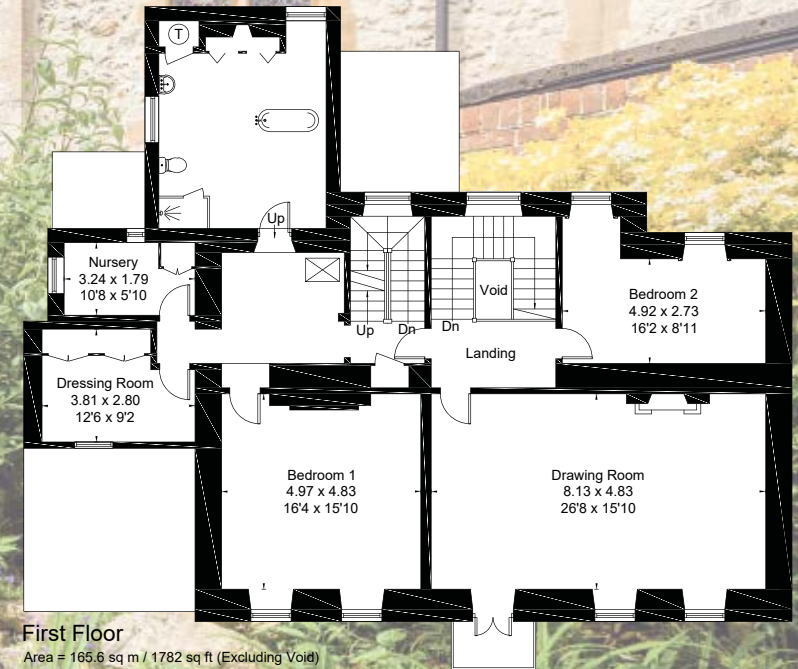
Lower Ground Floor  
Area = 31.2 sq m / 336 sq ft



Ground Floor  
Area = 200.6 sq m / 2159 sq ft  
(Limited Use Area = 2.5 sq m / 27 sq ft)



Second Floor  
Area = 105.1 sq m / 1131 sq ft  
(Limited Use Area = 21.5 sq m / 231 sq ft)



First Floor  
Area = 165.6 sq m / 1782 sq ft (Excluding Void)  
(Limited Use Area = 2.5 sq m / 27 sq ft)

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