



1 Hadwidia Court, Poundbury, Dorchester, Dorset

A two bedroom detached house with a two double bedrooms living room, kitchen / dining room leading on to a garden and 2 parking spaces.

Guide Price
£395,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

1 Hadwidia Court, Poundbury, Dorchester, Dorset, DT1 3FZ

- Detached house with two parking spaces
 - Open plan kitchen/dining room
 - First floor sitting room
 - Two double bedroom
 - NHBC 10-year Warranty
 - Currently under construction
 - Council tax band: New build (TBC)
 - EPC Predicted energy assessment: B
- A festival of housing on Coade square DT1 3FY 30th September

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





The Property

A traditional built detached house with two double bedrooms, currently under construction situated towards the northern edge of Poundbury.

On the ground floor a hall with stairs rising to the first floor. Door to an open plan kitchen dining room with double glazed doors opening out to the garden. The kitchen will be fitted with a range of wall and floor mounted units with worktop surfaces and integrated appliances. There is a separate storage cupboard and cloakroom.

On the first floor a spacious sitting room, two double bedrooms, the principal bedroom with ensuite shower room. A family bathroom and airing cupboard.

Rear access from the garden to two parking spaces.

The property will include a NHBC 10-year warranty and benefits from a gas fired central heating system.

The drawings and particulars are for illustrative purposes only and shall not form part of any contract.

Situation

Poundbury, a development inspired and designed by the HRH King Charles III is located on the north-east outskirts of Dorchester the County Town of Dorset.

The property is situated off Limby Lane which leads to Peninsula Way, the northern boundary of Poundbury.

Queen Mother Square offers a Waitrose, Brace Butchers, garden centre and gallery, 'Duchess of Cornwall' public house and restaurant to mention but a few and there are further amenities on Poundbury including a first school, boutiques, veterinary practice, dentist surgery, doctor's surgery along with a number of specialist outlets and local businesses. A Farmers Market is held on Queen Mother Square monthly.

The Great Field is just a short distance away with outside

gym equipment and large recreational space for exercising and walking.

Poundbury boasts its own magazine publication which provides a diary of events including a selection of clubs and groups for example, a bridge club and film nights, Brownsword club quiz, fitness clubs and many more.

Dorchester is situated within approximately 1½ miles and provides a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. It is in the catchment area of a number of highly regarded schools. There are numerous sports football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, and water sports along the coast of Weymouth/Portland. Dorchester south and west train stations provide direct service to London Waterloo and Bristol Temple Meads respectively. The A35 gives good access to Poole and Bournemouth and the cross channel ferries at Poole.

Services

Electricity, gas, water and mains drainage. Gas fired central heating.

Local Authority

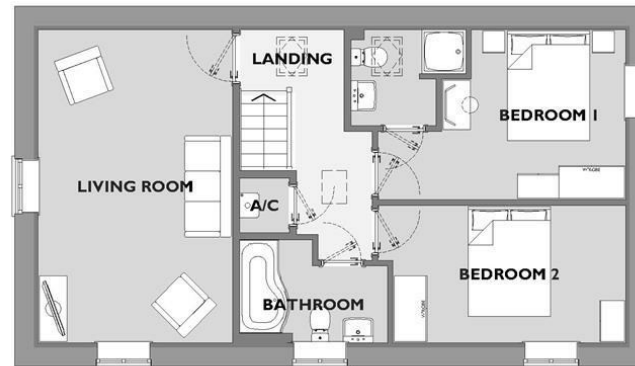
Dorset Council Tel: 01305 251010

Council tax band: TBC

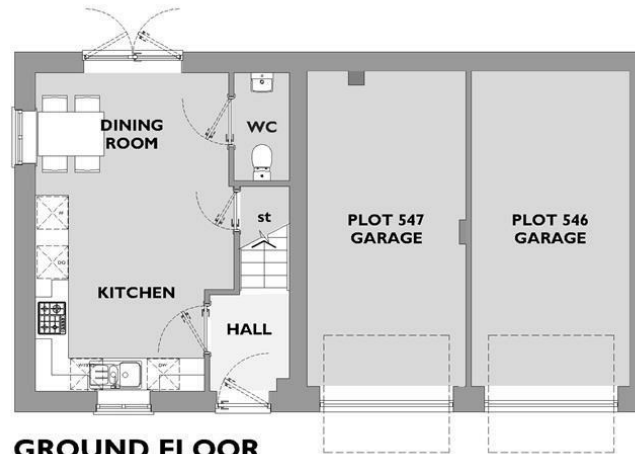
EPC: Predictive Assessment: B

Tenure

Freehold



FIRST FLOOR



GROUND FLOOR

PLOT 551

TWO BEDROOM HOME

FIRST FLOOR

Living Room

3.55 x 5.71m (11'8 x 18'9ft)

Bedroom 1

3.36 x 3.10m (11'0 x 10'2ft max)

(Dimensions excluding door recess)

Bedroom 2

4.25 x 2.21m (13'11 x 8'3ft max)

(Dimensions excluding door recess)

GROUND FLOOR

Kitchen / Dining Room

3.08 x 5.81m (10'1 x 19'1ft max)

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

Poundbury PGS 21/07/23

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