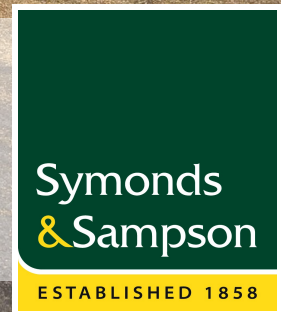




2 Marsden Mews, Poundbury, Dorchester, Dorset

An attractive coach house positioned within a quiet location, close to Queen Mother Square.

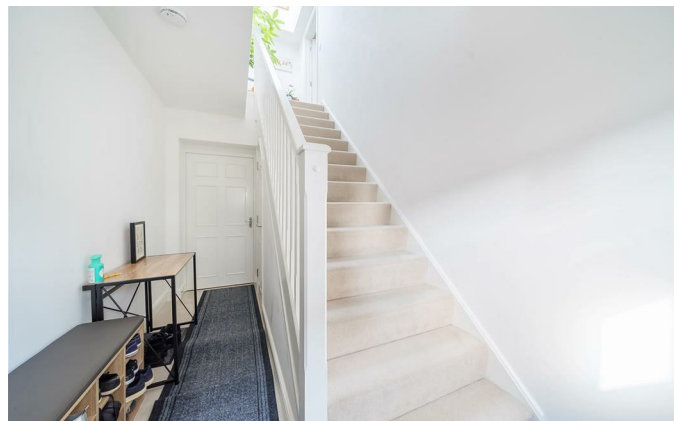
Guide Price
£340,000
Freehold



2 Marsden Mews, Poundbury, Dorchester, Dorset, DT1 3DQ

- Stylish coach house
- Two double bedrooms
- Open plan sitting/dining room
 - Modern fitted kitchen
 - Garage
- Close to Queen Mother Square
 - No forward chain
 - NHBC remaining
 - Council tax band C

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





The Property

This coach house is a freehold property built in 2017 by local and reputable builders, CG Fry & Son. It is located in proximity to the Great Field and Queen Mother Square.

The ground floor can be accessed through a spacious entrance hall that leads to a useful storage area. The garage is accessible through a personal door that has power and lighting. A staircase leads to the first floor landing, which has skylight windows, an airing cupboard and a storage cupboard.

The sitting/dining room is open plan and has a dual aspect. The kitchen is light and airy due to the natural light from the large window to the room and skylight window above. It comprises a range of wall and floor mounted units, worktops, an integrated fridge, freezer, dishwasher, washer/dryer, double electric oven and a 5-ring gas hob with an extractor hood above.

There are two double bedrooms, and a spacious family

bathroom. The property benefits from the remainder of the NHBC 10-year warranty.

Situation

The property is conveniently situated in a quiet location of Marsden Mews within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Luxury Monart Spa, butcher, gallery, coffee houses, opticians, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and two cinemas.

It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester

Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

Services

Mains gas, electric, water and drainage. Gas fired central heating system.

Local Authority
Dorset Council
Telephone: 01305 221000
Council tax band C

Manco Charge

We are advised that there is a sum of circa £180.00 pa payable to the Poundbury Estate.

Tenure of the property: Freehold

Directions

From our office, proceed down Peverell Avenue East and take the first left after Queen Mother Square into Hamslade Street and next right to Vickery St. A sharp left to Marsden Street followed by a first right into Marsden Mews. The coach house will be located a short way up on the left hand side.



Marsden Mews, Poundbury, Dorchester

Approximate Area = 1186 sq ft / 110.2 sq m

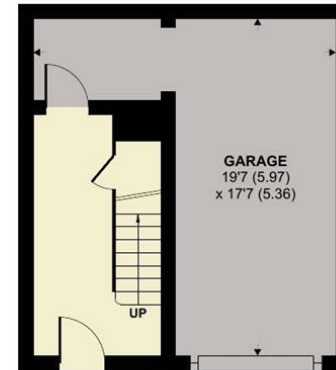
Garage = 104 sq ft / 9.7 sq m

Total = 1290 sq ft / 119.8 sq m

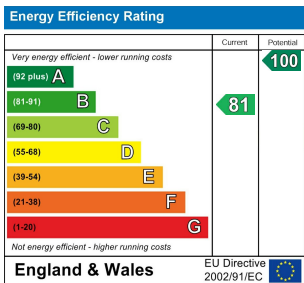
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1033439



Poundbury 27/02/24 PGS rev



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