



## 10 Middlemarsh Street, Poundbury, Dorchester, Dorset

A well proportioned two storey detached house with a garage and gated driveway situated in a much sought after location in Poundbury.

Guide Price  
**£525,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 10 Middlemarsh Street, Poundbury, Dorchester, Dorset, DT1 3GD

- An attractive two storey detached house
  - Two reception rooms
- Three double bedrooms, principal with dressing room
  - Kitchen & utility room
- Charming enclosed rear garden
- Detached garage & gated parking
  - No forward chain
  - Council tax band E

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





### The Property

An attractive, three-bedroom detached stone-built house, with enclosed garden, gated driveway and garage, situated in the original phase of Poundbury.

Built in 1993 this inviting home offers a traditional layout with accommodation over two floors. On the ground floor, the welcoming entrance hall leads into a dining room with double doors leading into the sitting room. The spacious triple-aspect sitting room with a fitted "living flame" gas fire. French doors open into the enclosed rear garden. The fitted kitchen with a range of wall and floor-mounted units with worktop surfaces over. Integrated appliances include an eye-level electric oven and grill along with an electric hob. Space for a dishwasher, fridge, and freezer. Leading from the kitchen is a useful utility room with a cloakroom and access to the enclosed rear garden.

On the first floor there are three double bedrooms, the principal with a dressing room with fitted wardrobes and

one with an en-suite shower room. There is an additional shower room along with access to part-boarded loft space.

### Outside

To the front of the property is a small area enclosed by railings and planted with shrubs. To the right of the house the garden is walled with shrub and flower borders, and beyond the double gates lead to a drive and a detached single garage. Immediately behind the house there is a westerly facing terrace with a range of well stocked shrub borders as well as a small amount of lawn.

A personnel door leads into the detached garage with power and lighting.

### Situation

The property is on Middlemarch Street a short walk to Pummery Square with a bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, butchers,

gallery, coffee houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

Dorchester town centre is situated approximately 1 mile away and offers a comprehensive range of shopping and recreational facilities including a library and two cinemas. It is in the catchment area of several highly regarded schools including the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries at Poole and Weymouth. There is a regular bus service from Poundbury to Dorchester with 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 drainage, electricity, gas and water. Gas fired central heating system.

**Manco Charge**

We are advised that there is a sum of circa £250.00 per annum payable to the Poundbury Estate.

**Local Authority**

Dorset Council Tel: 01305 251000

**Directions**

From our Poundbury office in Queen Mother Square proceed left out onto Peverell Avenue East and then take the first left at the roundabout on Bridport Road. This leads onto a further roundabout. Take the 3rd exit leading onto Middlemarsh Street, the property will be found a short distance on the right hand side.

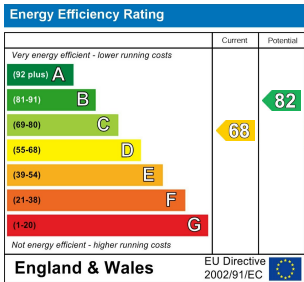
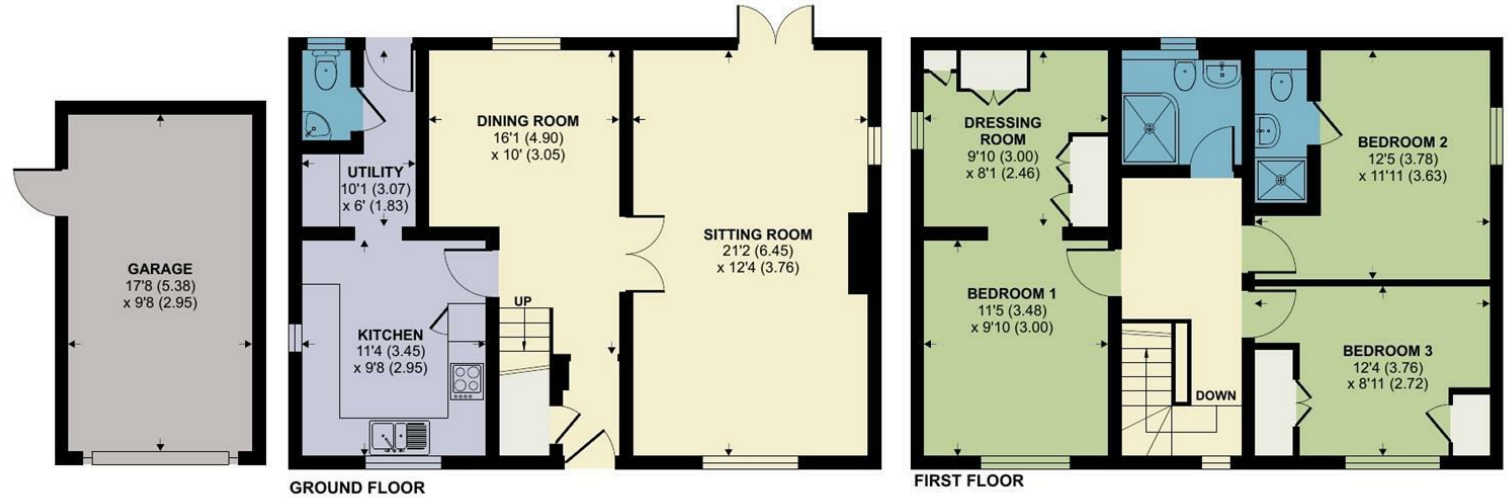
**Middlemarsh Street, Poundbury**

Approximate Area = 1260 sq ft / 117 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1431 sq ft / 132.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1051665



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