



Plot 555 Peninsula Way, Poundbury, Dorchester, Dorset

Ready for occupation early August 2024, a detached home with South/West facing walled garden, four bedrooms, double garage and two parking spaces with rural viewings on the edge of the development.

Guide Price
£950,000
Freehold

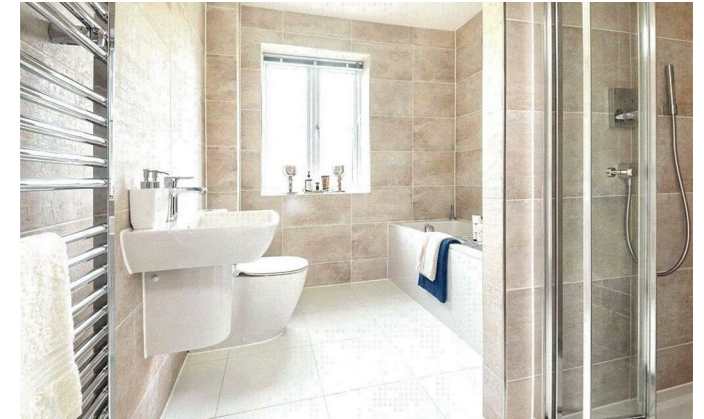
**Symonds
& Sampson**

ESTABLISHED 1858

Plot 555 Peninsula Way, Poundbury, Dorchester, Dorset, DT1 3AA

- 2 storey substantial detached house
- 4 bedrooms including main bedroom with en-suite
 - South/West facing walled garden
- Open country views towards Charminster
 - Double garage & two parking spaces
- Currently under construction-Flooring as fitted included
 - Ready for occupation early August 2024
 - Council Tax Banding - Waiting Banding
 - EPC – B

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





NORTHERN
QUADRANT,
POUNDBURY
SECTOR 3.77



The Property

Plot 555 is an attractive, two story detached house, overlooking countryside views, 4 double bedrooms, master en-suite, open plan kitchen/diner, downstairs cloakroom, living room. Enclosed garden, double garage and two parking spaces.

On the ground floor, a welcoming entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into a dual aspect sitting room with double doors leading to the enclosed rear garden. The impressive open plan kitchen/dining room will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances and a utility room leading off from the kitchen with access to the rear garden.

On the first floor, an airing cupboard and hatch to a loft space. There are 4 spacious double bedrooms with the principal bedroom to the front with ensuite shower room. There is a contemporary fitted bathroom suite with bath and shower over with glazed shower screen. Flooring as fitted included.

Externally to the front there is a small garden area with shrubs and pathway leading to the front door. Pedestrian side access and rear access to the garage.

There is a South/West walled garden with access to a double garage and two parking spaces.

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

Please Note:

The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

Situation

Poundbury is an exciting town on the outskirts of Dorchester built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features. Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside. Amenities include a Waitrose, plenty of parking, the delightful Duchess of Cornwall Inn, a pub and restaurant as well as a variety of boutiques, a veterinary practice, garden centre, The Poet Laureate public house, opticians, dentist surgeries and doctor's surgery along with a number of specialist boutique shops and the Damers First School.

The property for sale is well situated to Queen Mother Square with

cafes and opticians close by. Dorchester is just 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and 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, Sunninghill Preparatory School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property 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 gas, electric, water and drainage. Gas fired central heating system.

Local Authority

Dorset Council - Tel: 01305 251010.

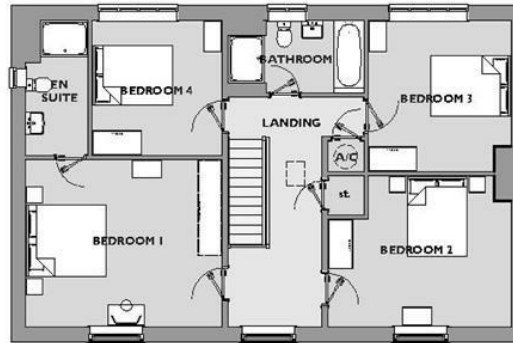
Council Tax Band – Banding to be set

Manco
To be confirmed

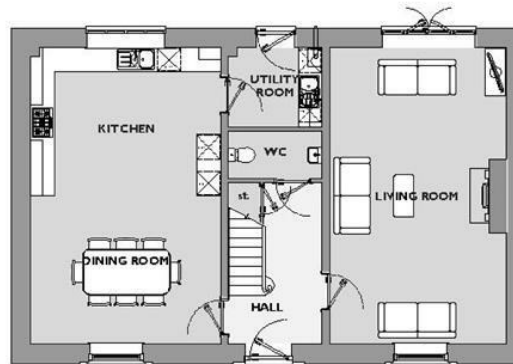
Local Authority
Dorset Council - Tel: 01305 251010.
Council Tax Band – Banding to be set

Directions

From our offices on Poundbury turn right onto Ringhill Street, then right onto Great Cranford Street. Following the street around to the left which leads into Pavilion Green West. Peninsula Way is located at the end of the green with the property situation a short distance down on the right-hand side.



FIRST FLOOR



GROUND FLOOR

PLOT 555
FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
1.82 x 1.09m (15'10 x 13'50)

Bedroom 2
1.18 x 3.67m (11'8 x 12'10.6mas)
(Dimensions including store recess)

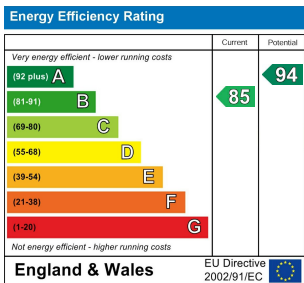
Bedroom 3
3.18 x 3.67m (11'5 x 12'10)

Bedroom 4
3.27 x 3.26m (10'9 x 10'80)

GROUND FLOOR

Living Room
1.18 x 7.15m (11'8 x 23'50.6mas)

Kitchen / Dining Room
1.82 x 7.15m (15'10 x 23'50.6mas)



Poundbury/PGS/17/07.2024 rev

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ESTABLISHED 1858

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