



# 1 Whitecross Square, Poundbury, Dorchester, Dorset

A delightful double fronted town house with manicured gardens.

Guide Price  
**£635,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



## 1 Whitecross Square, Poundbury, Dorchester, Dorset, DT1 3RA

- A substantial double fronted town house
  - Four bedrooms
  - Three reception rooms
- Kitchen/breakfast room & utility
- Two bathrooms & two cloakrooms
- Attractive enclosed rear garden
  - Garage & gated parking
- Located in the heart of Poundbury

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154







### The Property

This fine double fronted semi-detached home offers elegant well-proportioned accommodation throughout featuring an abundance of natural light. Decorated in neutral tones throughout, the property exudes a delightful restful ambiance. The accommodation comprises an entrance hallway with a coat cupboard and cloakroom. The kitchen/breakfast room is well equipped with a pantry, a range of cupboards, floor mounted units and integrated appliances comprising a dishwasher, fridge, and freezer, water softener, five ring gas hob and an eye level electric double oven. A useful utility room includes a freestanding washing machine along with rear access. The ground floor offers a formal dining room and snug/garden room with double doors which open out onto the delightful terrace with views over the enclosed garden.

To the first floor, there is a useful cloakroom, a dual aspect sitting room with gas fire and surround. The principal bedroom includes fitted wardrobes and an en-suite shower room. There is also a study/fourth bedroom on this floor.

On the second floor is a spacious family bathroom and two double bedrooms, both with fitted wardrobes and one bedroom with dual aspect. There is access to a loft space with a pull-down ladder and a deep storage cupboard.

### Outside

Outside, the beautiful enclosed south-easterly facing rear garden is

landscaped to provide a quiet oasis of calm, with a paved sun terrace and tastefully planted herbaceous shrubs and plants with two raised flower beds. There is an electric sunshade awning and a compost bin. Pedestrian rear access leads to a courtyard area, with shed and off road parking with double gates opening into Whitecross Square. Pedestrian access also leads to a garage with an electric up and over door.

### Situation

The property is situated in a convenient location close to Queen Mother Square, and Buttermarket which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Monart Spa, butchers, gallery, coffee houses, Damers First School, Dorchester community church, restaurants and garden centre.

Across the Poundbury development there are a variety of boutiques, a veterinary practice, dental surgeries and two doctor surgeries along with several specialist outlets.

His Majesty has a special association with Poundbury. Built on Duchy of Cornwall land just outside Dorchester with The King's involvement, it was designed according to the principles of architecture and urban planning laid out in his book 'A Vision of Britain'. Poundbury is currently home to 4,600 people with a mix of private and affordable housing. It also provides employment for more than 2,500 people working in more than 250 shops, cafes, offices, and factories.

Nearby to Whitecross Square is The Duke of Edinburgh Garden which forms part of Pavilion Green. The Duke of Edinburgh bronze bust is situated within the garden, one of the many fine green and public spaces. The King's vision of quality architecture set upon broad tree-lined avenues is beginning to mature and a sense of community has been established. The Duchy estate now passes to Their Royal Highnesses The Prince and Princess of Wales.

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. There are mainline rail links to 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 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. Boiler installed 2019.

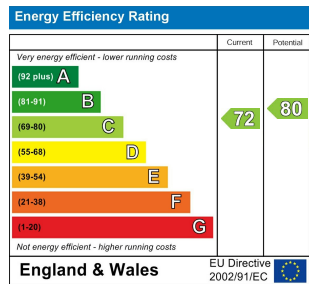
Broadband- Ultrafast broadband is available  
 Mobile phone coverage- Network coverage is good both indoors and out  
 (Information from <https://www.ofcom.org.uk>)

Local Authority  
 Dorset Council Tel: 01305 251010  
 Council Tax Band E

Manco  
 We are advised that there is a sum of circa £190.00 pa payable to the Poundbury Estate.

Tenure  
 Freehold

Directions  
 From our offices on Poundbury proceed in an easterly direction along Peverell Avenue East taking the second right hand turn into Moraston Street. Continue along the street turning left into Whitecross Square and the property will be found straight ahead.

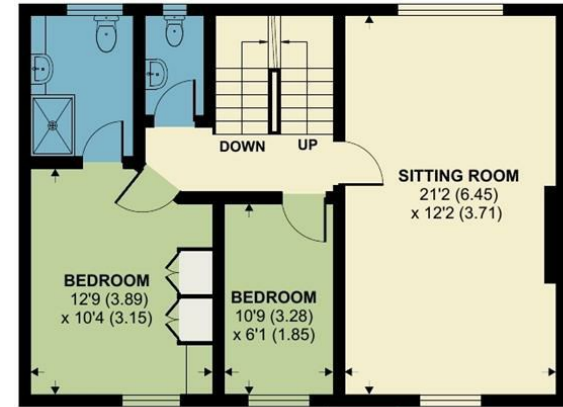
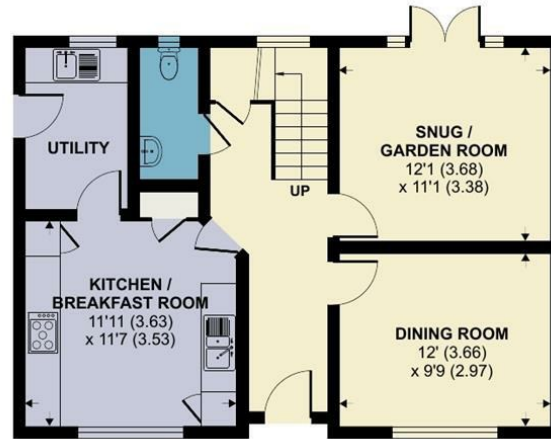
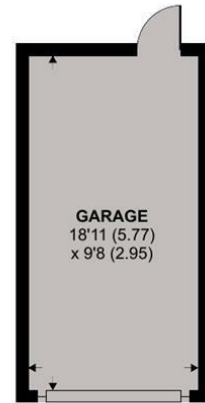


Poundbury/PGS/26/01/24

# Whitecross Square, Poundbury, Dorchester, DT1

Approximate Area = 1701 sq ft / 158 sq m  
 Limited Use Area(s) = 145 sq ft / 13.4 sq m  
 Garage = 184 sq ft / 17 sq m  
 Total = 2030 sq ft / 188.4 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1077739



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