



22, Stannon Street, Poundbury, Dorchester, Dorset

A delightful two storey home of mellow brick elevations with a double garage, conveniently situated close to Queen Mother Square.

Guide Price

£525,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**22, Stannon Street,
Poundbury, Dorchester,
Dorset, DT1 3SG**

- Two storey link detached home
 - Immaculately presented
 - Three bedrooms
 - Kitchen/dining room
 - Enclosed rear garden
 - Double garage
 - Close to Queen Mother Square

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

This link-detached house is perfectly situated within a short walking distance of Queen Mother Square and the green at Woodlands Crescent. The house has a modern design and offers a well-presented interior that includes an entrance hall, cloakroom, and a sitting room with a feature fireplace. The kitchen/dining room is well-equipped with fitted wall and floor units and work surfaces. Integrated appliances include, eye-level double oven, fridge and freezer, dishwasher, a gas hob, and an extractor hood. French doors in the dining area lead out to the rear garden.

To the first floor, the principal bedroom comes with fitted wardrobes and an en-suite shower room. There are two additional bedrooms and a bathroom on this floor.

The garden is enclosed and paved, with a gravel area, shrub beds, and a pedestrian gate to the side. The house also features a double garage with twin up-and-over doors and a pedestrian door to the rear.

Situation

The property is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including

Waitrose, 20-bedroom Duchess of Cornwall Inn, Monart Spa, butchers, gallery, coffee houses, restaurants and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery 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 Stannon Street 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 cinema. 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. 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.

Broadband- Ultrafast broadband is available

Mobile phone coverage- Network coverage is good both indoors and out

(Information from <https://www.ofcom.org.uk>)

Tenure
Freehold

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

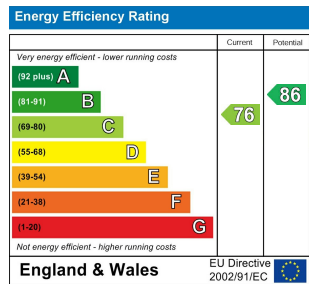
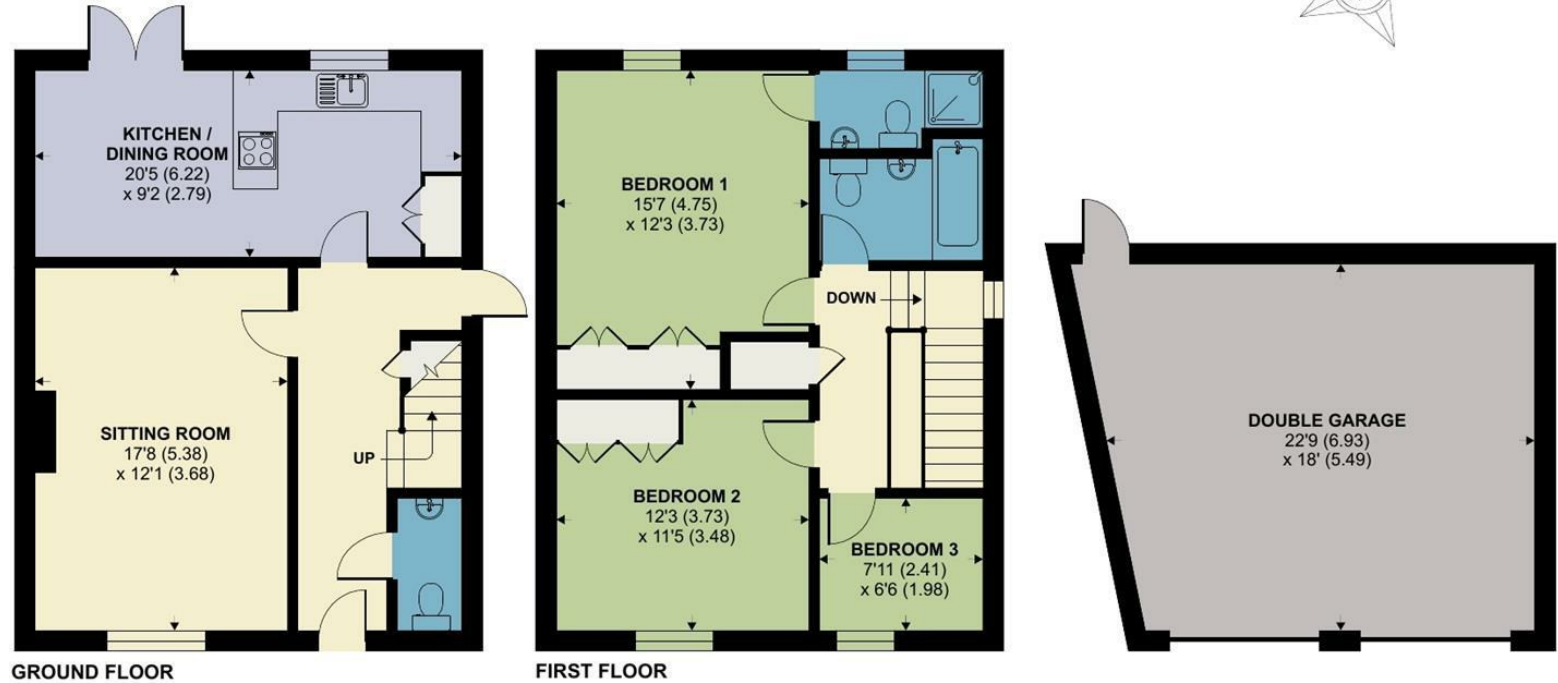
Local Authority
Dorset Council Tel: 01305 251010
Council Tax Band E

Stannon Street, Poundbury, Dorchester

Approximate Area = 1144 sq ft / 106.3 sq m
Garage = 374 sq ft / 34.7 sq m
Total = 1518 sq ft / 141 sq m
For identification only - Not to scale



Directions
From our offices at 7 Queen Mother Square proceed to the west along Peverell Avenue West and Stannon Street is located the third turning on your right. The property will be found towards the top of the street on the right hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2024. Produced for Symonds & Sampson. REF: 1087797



Poundbury/PGS/16.02.24

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