



## 64 Peverell Avenue West, Poundbury, Dorchester, Dorset

A substantial five-bedroom detached house conveniently situated in a tree lined avenue in the heart of Poundbury and close to Queen Mother Square

Guide Price

**£650,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## 64 Peverell Avenue West, Poundbury, Dorchester, Dorset, DT1 3SU

- Impressive detached five bedroom house
- Close to Queen Mother Square and amenities
  - Three reception rooms
- Oak fitted kitchen with granite work surfaces
- Five double bedrooms and three bathrooms
  - Walled rear garden and double garage
- Approx. Gross internal floor area 2436sqft (226.3sqm) includes garage
  - Council tax band F

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







### The Property

A spacious three-storey detached house superbly located within the heart of Poundbury built in 2010 with brick-faced elevations under a slate roof.

The property enjoys a traditional layout with generous living accommodation on the ground floor and is finished to a high specification. A welcoming entrance hall leads into a double aspect sitting room with French doors opening to the rear garden. There is a separate dining room with double doors opening into an oak fitted kitchen with granite work surfaces, an integrated dishwasher, fridge/freezer, double oven and four-ring hob. Doors open into a utility room with a door leading to the rear garden. From the hallway, access also leads to a useful study and cloakroom.

On the first floor are three double bedrooms, all with fitted wardrobes, an en-suite shower room, and family bathroom. A spacious landing enjoys a double aspect with stairs leading to the second floor where there are two further double bedrooms, both with fitted wardrobes and a shower room.

Outside is an enclosed brick walled rear garden with gated access leading to lawned gardens, a paved patio and a pathway with a door leading to a double garage with power and light.

### Situation

Poundbury is an urban extension to the county town, built on the principles of architecture and urban planning as advocated by The Prince Of Wales in 'A Vision of Britain'. Poundbury gives priority to people, rather than cars, and is a mixture of commercial buildings with residential areas, shops and leisure facilities to create an attractive and walkable community. The property is situated in a convenient location close to the stylish Butter Market and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, butchers, Cafes, restaurants, gallery and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery 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 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. 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. 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 central heating system

Broadband: Ultrafast is available in the area  
Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)



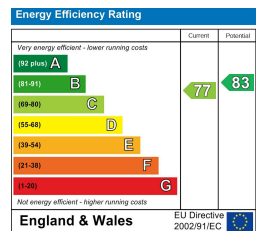
Local Authority: Dorset Council Tel: 01305 251010  
Council tax band F

Manco Charge 3: We are advised that there is a sum of £192.00 pa payable to the Poundbury Estate Company.

West Manco: We are advised that there is a sum of £62.00 to cover the costs of the yard serving the rear access.

**Directions**

From our offices at 7 Queen Mother Square proceed to the west along Peverell Avenue West and the property will be found at the far end on your right hand side.



**Peverell Avenue West, Poundbury, Dorchester**

APPROX. GROSS INTERNAL FLOOR AREA 2436 SQ FT 226.3 SQ METRES (INCLUDES GARAGE)

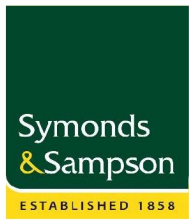
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 403317



Poundbury 26/02/24 PGS



**01305 251154**  
 Symonds & Sampson LLP  
 Arch Point House 7 Queen Mother Square, Poundbury, Dorset, DT1 3BY  
 poundbury@symondsandsampson.co.uk  
 www.symondsandsampson.co.uk

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