



9 Chetcombe Street, Poundbury, Dorchester, Dorset

A charming Regency style cottage arranged over 3 floors with an enclosed garden and double garage.

Guide Price

£495,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

9 Chetcombe Street, Poundbury, Dorchester, Dorset, DT1 3BQ

- An elegant and well presented semi-detached home
 - Three double bedrooms
 - Kitchen/dining room
 - Two bathrooms
 - Enclosed rear garden
 - Double garage
 - No forward chain

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

An elegant and well presented, three storey semi-detached home built in 2013 by renowned builders CG Fry & Son, situated in a quiet location.

Access to the property is via an ornate porch. This fine home enjoys a well appointed interior. The ground floor comprises; entrance hallway, cloakroom, under stairs storage, sitting room with a gas coal effect fire and stone surround. Modern fitted kitchen/dining room with a range of units with work surfaces over, additional storage cupboards have been added. There are integrated appliances including a dishwasher, fridge, freezer, double electric oven, induction hob and cooker hood. A door opens to an enclosed rear garden.

On the first floor, there are two well-proportioned double bedrooms, both with built-in wardrobes, and a family bathroom. The principal bedroom with en suite shower room and fitted wardrobes is situated on the upper floor and enjoys a dual aspect with windows to front and rear.

Externally, there is an enclosed rear garden which is part laid to lawn with shrub borders. There is a paved patio area to the rear and part of the side elevation of the house. Timber gates to the side provide front and rear pedestrian access. There is a personnel door leading to the double garage with power and light, electric up and over doors and outside tap.

Situation

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, Luxury Monart Spa, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctors surgery along with a number of specialist outlets.

Dorchester town centre is situated approximately one and half 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 excellent

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

Local Authority
Dorset County Council
Tel: 01305 251010
Council Tax Band D



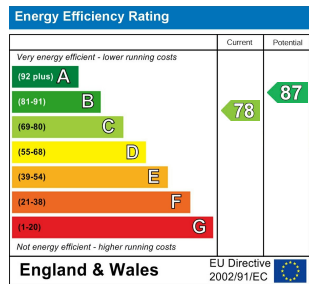
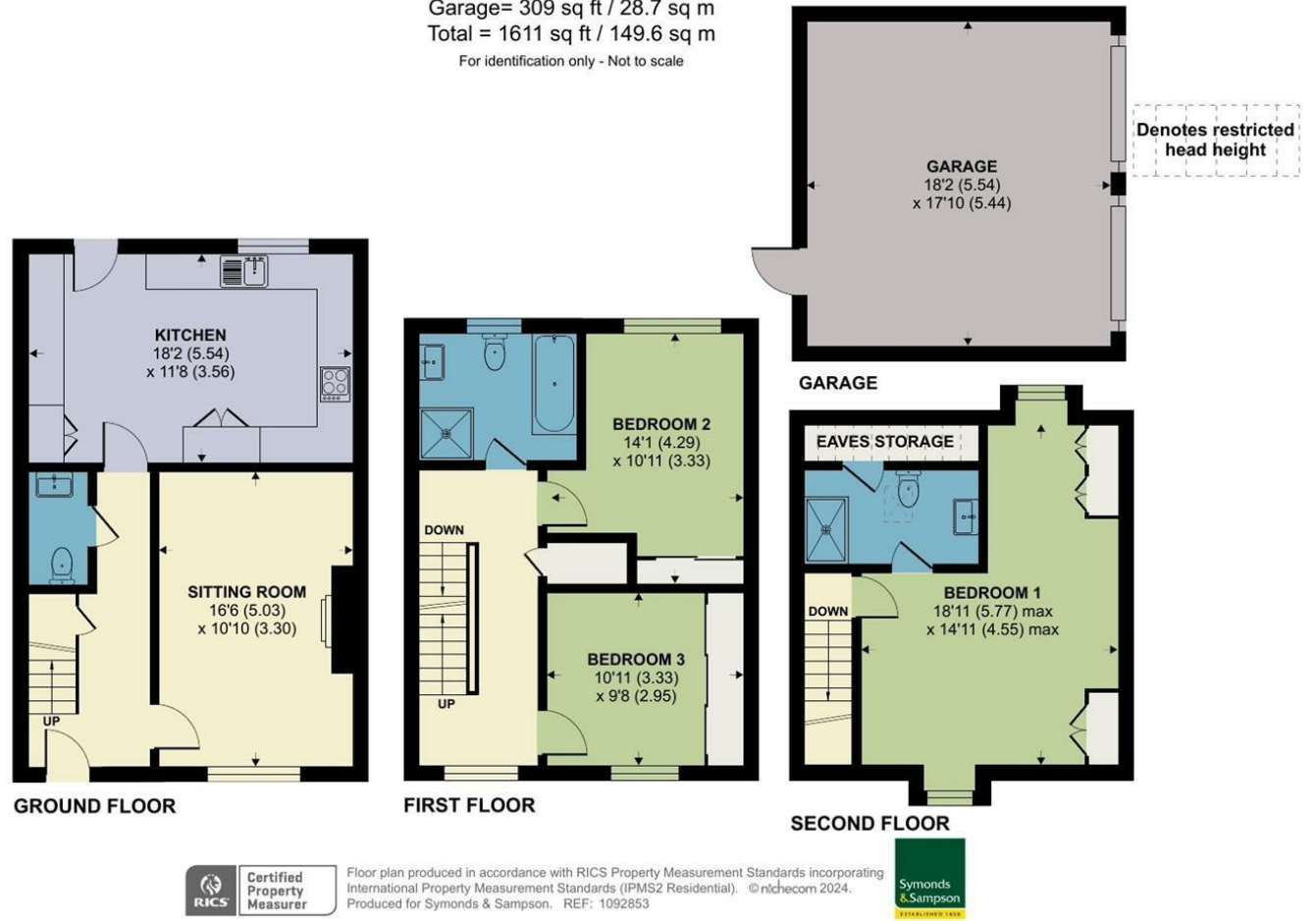
Manco Charge
We are advised that there is a sum of £190 per annum payable to the Poundbury Estate.

Please note that the double garage is Leasehold and subject to 999 year lease from 2013 with 988 years remaining.

Directions
From our offices, proceed in a westerly direction along Peverell Avenue West and at the roundabout take the second exit in Middle Farm Way. Continue along Middle Farm Way and take the first left turn into Corston Street then first right into Widcombe Street and then first turn into Chetcombe Street. The property will be found on the right hand side.

Chetcombe Street, Poundbury, Dorchester

Approximate Area = 1277 sq ft / 118.6 sq m
Limited Use Area(s) = 25 sq ft / 2.3 sq m
Garage = 309 sq ft / 28.7 sq m
Total = 1611 sq ft / 149.6 sq m
For identification only - Not to scale



Poundbury PGS 03/04/24rev

01305 251154
Arch Point House 7 Queen Mother Square
Poundbury
Dorset
DT1 3BY
poundbury@symondsandsampson.co.uk

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