



11 Reeve Street, Poundbury, Dorchester, Dorset

A modern Georgian style home of mellow brick elevations beneath a traditional slate roof situated close to Queen Mother Square and the Great Field.

Guide Price

£385,000

Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

**11 Reeve Street,
Poundbury, Dorchester,
Dorset, DT1 3DB**

- Well presented end of terrace home
 - Three bedrooms
 - Sitting room/dining room
- Bright and airy accommodation
 - Enclosed rear garden
 - Carport to rear
- Close to Queen Mother Square
- Currently Leasehold, transferred to Freehold on completion

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A modern Georgian style end of terraced home delightfully located just a short walk from The Great Field, Queen Mother Square and a range of local amenities.

On the ground floor, an entrance hall leads into a dual aspect, light and spacious sitting/dining room with a understairs storage cupboard. There is a well-appointed kitchen with a range of contemporary wall and floor cupboards, built in electric oven and induction hob. Space for a freestanding dishwasher, fridge/freezer and washing machine. Leading from the kitchen is a useful cloakroom with WC and washing hand basin. There is also access from the kitchen into a delightful, enclosed garden.

On the first floor, the principal bedroom is dual aspect with a built in cupboard. Bedroom 2 is also dual aspect with built in wardrobes, along with a 3rd bedroom and a family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio. Immediately adjoining the rear is a pedestrian rear access and door leading to a carport.

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 Crown Street West 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>)

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

Manco

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

Tenure

Leasehold

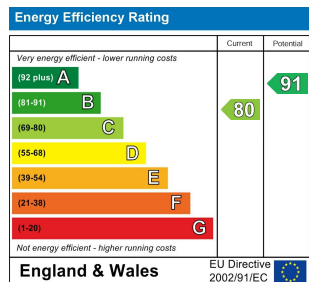
Annual service charge £161.16 payable to Stonewater Housing Association. This charge will be void on completion as the property will be a freehold title.

Agent Note

Please note that the property is currently owned on a leasehold basis, with our clients possessing 50% share of the freehold, while the remaining 50% is owned by Stonewater Housing Association. On completion of the sale, the full freehold interest will be transferred to the buyer.

Directions

From our office, proceed down Peverell Avenue East and take a left hand turn after Queen Mother Square into Liscombe Street. Take the next left into Marsden Street. Turn right into Reeve Street and the property is located towards the top end of the street on the right hand side.

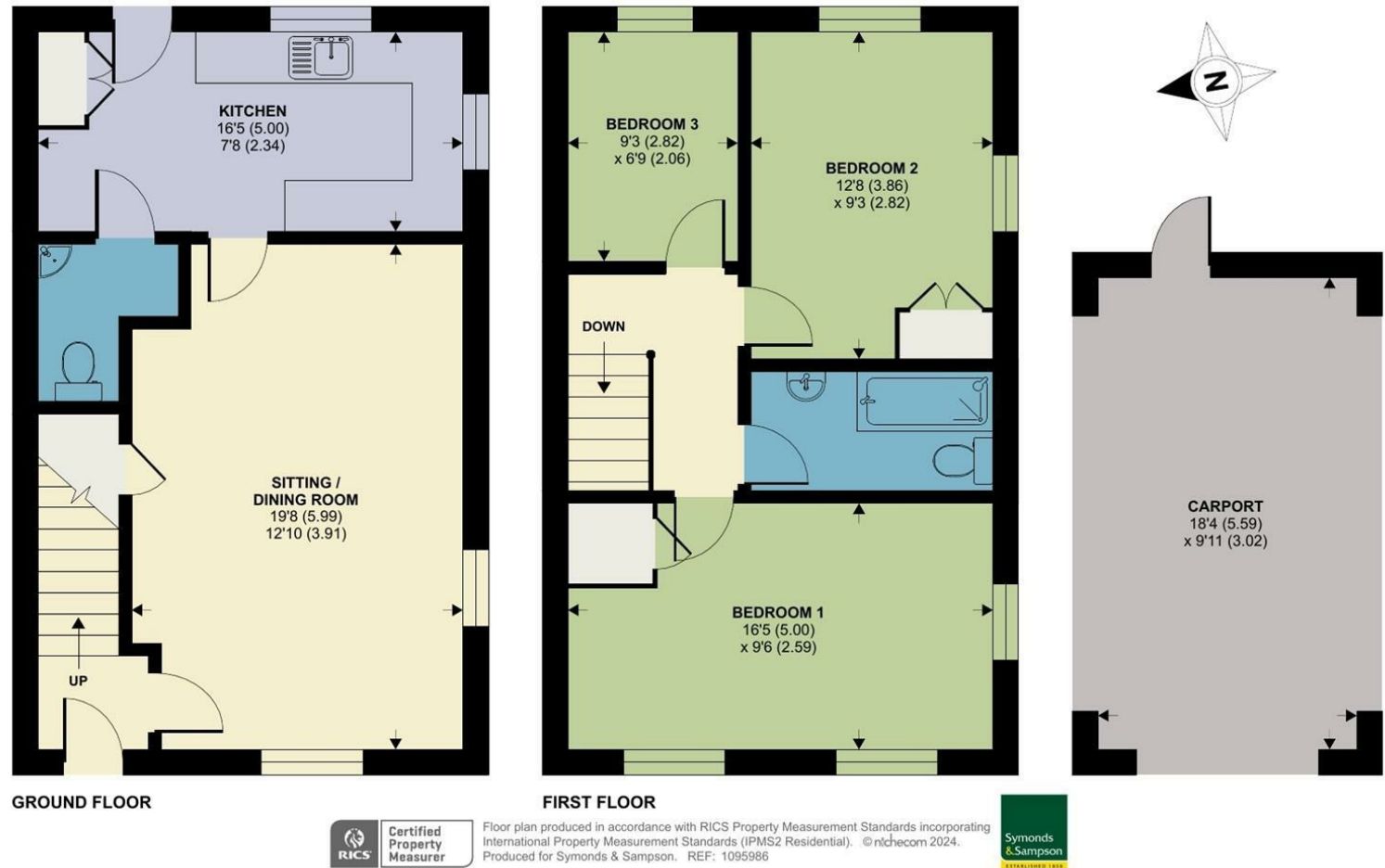


Poundbury/PGS/12.03.24

Reeve Street, Poundbury, Dorchester

Approximate Area = 938 sq ft / 87.1 sq m (excludes carport)

For identification only - Not to scale



01305 251154

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

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

