



7 Ladock Terrace, Poundbury, Dorchester, Dorset

An elegant, end of terrace town house situated on the edge of Poundbury with open country views encompassing Maiden Castle.

Guide Price
£535,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

**7 Ladock Terrace
Poundbury
Dorchester
Dorset, DT1 3AW**

- End terrace town house
- Four double bedrooms
- Two reception rooms
- Kitchen & utility room
 - First floor balcony
- Enclosed rear garden
- Double length garage

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A delightful family home arranged over three floors and providing a well-proportioned and well-appointed interior with high ceilings, deep windows, and abundance of natural light. The layout is ideal for families with living space over the ground and first floor with bedrooms and bathrooms to the first and upper floors.

To the ground floor an entrance vestibule leading into a welcoming hallway with a cloakroom, understairs storage cupboard and a reception room with French doors that lead to the front of the property. The kitchen with a range of wall and floor units complimented with granite worktops. There are integrated appliances including; an eye level Neff oven, a Neff induction hob with cooker hood over, a dishwasher and fridge/freezer. A useful utility room with integrated washer machine and a door that provides access to the rear garden.

On the first-floor landing a storage cupboard. Double French doors lead to a covered balcony with seating area. The double aspect sitting room with French doors open on to the

southerly aspect balcony. The principal bedroom has a stylish en-suite shower room.

A further three double bedrooms are found to the upper floor, two enjoying the open views together with a family bathroom.

Outside

Externally there is an enclosed garden to the rear that is laid to lawn with a patio area abutting the property. There is a raised shrubs and flower bed, an outdoor tap and electric point. A paved pathway leads to gated side access and pedestrian access door into a double length garage, with up and over door, power and lighting.

Situation

The property is situated in a convenient location close to the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, a Monart Spa, butcher, gallery, coffee houses, opticians, restaurants and a garden centre. Across the Poundbury, there are a variety of boutiques, a post office, veterinary practice, dental



surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

Dorchester town centre is less than a mile from the property and offers a comprehensive range of shopping, the Dorset County Hospital and recreational facilities including a leisure centre, library and two cinemas. The property 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 boasts mainline rail links to Weymouth, 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 and 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

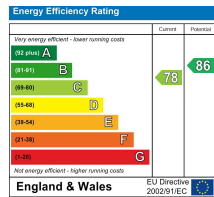
Mains gas, electric, water and drainage.
Gas fired central heating system.

Broadband: Ultrafast 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 District Council Tel: 01305 251010

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

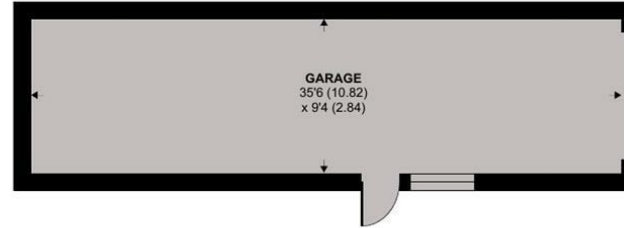
Directions
 From our offices, proceed in a westerly direction along Peverell Avenue West and at the roundabout take the second exit onto Middle Farm Way. Continue along Middle Farm Way and take the second left turn onto Ladock Green. We would advise prospective buyers to continue along Ladock Green and into Wadebridge Square where there is ample parking. This property can then be accessed on foot via Ladock Green and Ladock Terrace which runs parallel with Middle Farm Way. The property has a double garage to the rear which can be accessed via a driveway from Wadebridge Square.



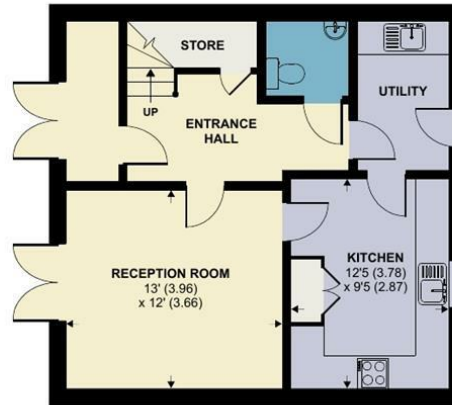
Ladock Terrace, Poundbury, Dorchester

Approximate Area = 1861 sq ft / 172.8 sq m (includes garage)

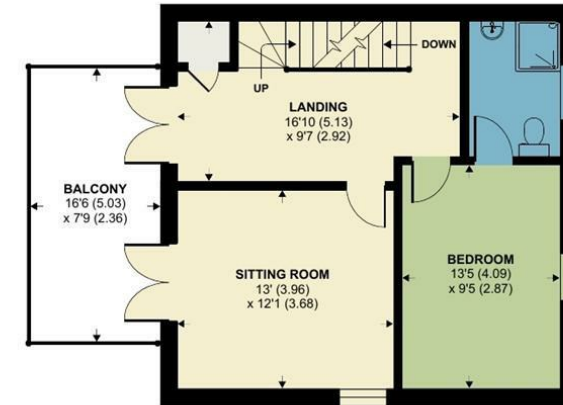
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1111971



Poundbury/PGS/18.04.24

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