



4 East Down Lane, Poundbury, Dorchester, Dorset

Guide Price
£850,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A unique architectural marvel designed by renowned architect Ben Pentreath. This landmark townhouse with its neo-gothic windows commands an enviable position and provides ideal accommodation over three floors with an enclosed garden and double garage.

**4 East Down Lane
Poundbury
Dorchester
Dorset, DT1 3EB**

- Stunning Imposing town house
- Four double bedrooms & study
 - Two reception rooms
 - Three bathrooms
- Southerly facing enclosed garden
 - Double garage
- Close to The Great Field

Viewing strictly by appointment
Symonds & Sampson
01305 251154





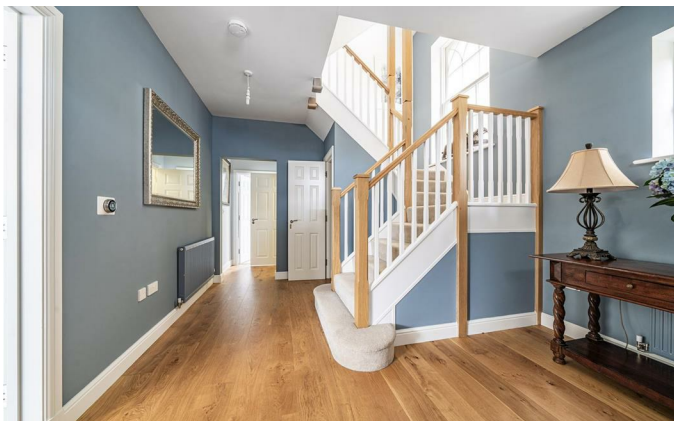
The Property

This striking detached home offers elegant well-proportioned accommodation throughout with high ceilings and neo-gothic windows affording a good degree of light, while the detailed bay windows on the ground and first floor are a particularly attractive feature. The property exudes a delightful restful ambiance, whilst situated close to The Great Field and Queen Mother Square.

Set over three floors, the ground floor comprises; a welcoming entrance hall with a cloakroom and understairs storage cupboard. The dining room with its bay window to the front and double doors to the side provides a lovely space for formal entertaining or as a second sitting room. The kitchen is well equipped with a range of cupboards, floor mounted units and central island and integrated appliances include: AEG Eye level double electric oven, microwave, gas hob, extractor fan, fridge freezer and dishwasher. There is Porcelanosa ceramic tiled flooring and a double doors to the enclosed garden. A useful utility room with has plumbing and space for a washing machine and tumble dryer along with rear access.

The first floor with double doors leading to an impressive dual aspect sitting room with living flame gas fire and provides an abundance of light from a large bay window to the front. The delightful principal bedroom includes a fitted wardrobe and an ensuite shower room with a double shower cubicle. There is also a useful study with a front aspect window.

On the second floor is a well-equipped family bathroom with a bath and separate shower cubicle and three further double bedrooms, one with an en-suite shower room. There is access to a loft space and cupboard with water cylinder.



Outside

Externally to the front of the property there is a small garden area with shrubs and wrought iron railings. Timber gate with pedestrian side access leading to the rear garden.

At the rear, a charming southerly facing enclosed garden with patio abutting the property, along with a pagoda and a lawned area with a shrub and flower borders. There is a pedestrian rear access and access to a double garage with two up and over doors.

Situation

The property is located to the northeast of Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher, Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School and The Great Field.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library.

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 has 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 drainage, electricity, gas and water.
Gas fired central heating system.

Broadband- Ultrafast broadband is available
Mobile phone coverage- Network coverage is reported to be excellent both indoors and out
(Information from <https://www.ofcom.org.uk>)

Manco

We are advised that there is a sum of circa £196.00 per annum payable to the Poundbury Estate.

Local Authority
Dorset Council
Tel: 01305 251000

Council Tax Band F
EPC: B

Tenure
Freehold





Directions

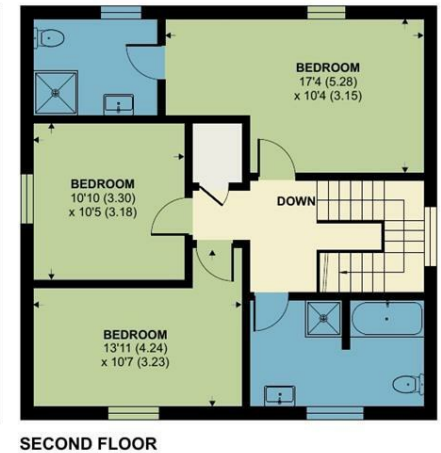
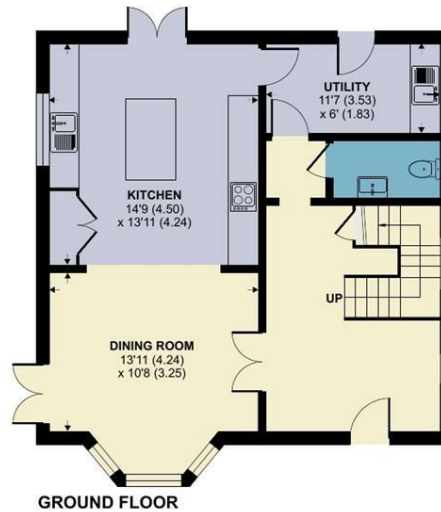
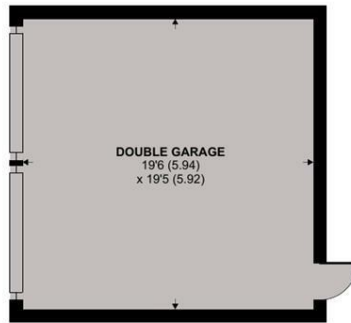
From our Poundbury office in Queen Mother Square proceed left out onto Peverell Avenue East, then take the left hand turning into Liscombe Street. East Down Lane is then the 2nd right hand turning with the property behind half way down the lane on the right hand side. What3words ///galloped.ombudsman.windows



Energy Efficiency Rating	
Current	Potential
85	100
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

East Down Lane, Poundbury, Dorchester

Approximate Area = 2080 sq ft / 193.2 sq m
 Garage = 380 sq ft / 35.3 sq m
 Total = 2460 sq ft / 228.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1110002



Poundbury/PGS/29.04.24



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