



29 Peverell Avenue West, Poundbury, Dorchester, Dorset

A well-appointed and proportioned town house with south facing garden and double garage with office above, conveniently situated close to Queen Mother Square.

Guide Price

£565,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**29 Peverell Avenue West
Poundbury
Dorchester
Dorset
DT1 3SU**

- Delightful three storey townhouse
 - Four bedrooms
 - Kitchen/dining room
- Spacious first floor double aspect sitting room
 - Two bathrooms
 - South facing enclosed garden
 - A sizeable office above a double garage
- Conveniently situated close to Queen Mother Square

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A spacious and well-appointed town house arranged over three floors, conveniently situated in Poundbury within a short walking distance of Queen Mother Square. Built with attractive rendered elevations under a slate roof, offering versatile accommodation and benefits from a double garage and office above.

The accommodation comprises to the ground floor; a welcoming entrance hall, a ground floor shower room and bedroom/study with rear aspect and fitted cupboard. The open plan kitchen/dining room with a double aspect and windows and door opening to the rear, south facing garden. The kitchen is well appointed with wall and floor cupboards with worksurfaces, integrated fridge and freezer, built in microwave, dishwasher and washing machine with a built in double electric oven and 4 ring gas hob.

To the first floor, access to a double bedroom to the rear and delightful double aspect sitting room with living flame gas fire.

Rising to the second-floor landing is a useful linen cupboard, airing cupboard with pressurised water cylinder, hatch to loft, well-appointed family bathroom and doors to two double bedrooms, both with built in wardrobes. The principal bedroom has an en-suite shower room.

Outside

A small front garden with slate border, enclosed by wrought iron railings. At the rear, a charming south facing aspect, enclosed garden with patio abutting the property and a lawned area with a shrub and flower borders. Steps down to a personal door leading to a double garage with two up and over doors, power and lighting.

Above the double garage, which includes a butlers sink, is a sizeable room with skylight windows, currently used as an office with full electrical supply, and telephone connection. Ideal for use as a gym or games room. Access is by a separate rear staircase. Pedestrian rear access from the Bellever Court.

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 Peverell Avenue 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 central heating system

Broadband: We are informed that there are Ultrafast speeds 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 E

Manco Charge 3: We are advised that there is a sum of £192 pa payable to the Poundbury Estate Company.

Directions

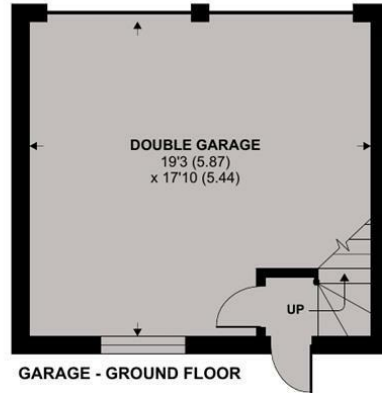
From our offices at 7 Queen Mother Square proceed to the west along Peverell Avenue West and the property will be found after a short distance on your left hand side. What3words [///regime.bolsters.nasal](https://www.what3words.com/region/bolsters.nasal)



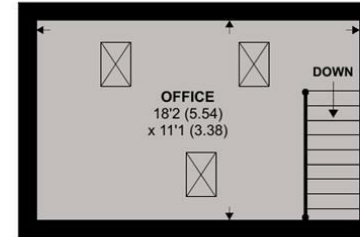
Peverell Avenue West, Poundbury, Dorchester

Approximate Area = 2168 sq ft / 201.4 sq m (includes double garage / office & excludes voids)

For identification only - Not to scale



GARAGE - GROUND FLOOR



GARAGE - FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating	
Current	Potential
80	88

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1115983



Poundbury/PGS/07.11.24rev

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