



## Plot 591, Pavilion Green East, Poundbury, Dorchester, Dorset

Stunning 5-bedroom detached House overlooking Pavilion Green and the Duke of Edinburgh gardens, a few minutes' walk to Queen Mother Square.

Guide Price

**£1,500,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Plot 591, Pavilion Green East, Poundbury, Dorchester, Dorset, DT1 3HE

- Prestige Specification
  - 5 reception rooms
- CG FRY's highest Prestige Specification throughout
  - 5 bedrooms, 2 en suite
    - Enclosed garden
- Double garage & two parking space
  - NHBC 10 year Warranty
  - Close to Queen Mother Square
  - To be assigned - EPC & Council Tax

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





Set over 3 floors this home has a part brick, part rendered exterior, currently under construction, this home offers over 3600 sq ft/328 sqm of a luxury high specification throughout, on the ground floor there is a welcoming entrance hall with a study, downstairs cloakroom, family room/snug, formal dining room, fully fitted kitchen and utility which includes: Built in coffee machine, compact oven with microwave, slide & hide single Pyrolytic oven, induction hob, dishwasher, built under wine fridge, free standing washing machine, heat pump tumble dryer, built in larder fridge and built in upright freezer with ice maker.

The kitchen has a central island with adjoining Orangery with feature lantern light, triple aspect doors to the rear walled garden, to the right of the kitchen there is a formal dining room with double French doors onto the rear garden.

On the first floor, a triple aspect sitting room with gas fire, adjoining music/library with large columns which separate the accommodation in a subtle way, across the landing is bedroom 1, with dressing room and spacious en-suite fitted with Villeroy and Boch sanitary wear and an additional

cloakroom situated at the end of the landing.

Second floor, bedroom 2 with walk in wardrobe and en-suite shower room, bedroom 5, walk in wardrobe/storage cupboard, family bathroom and airing cupboard.

To the rear of the property there is an enclosed walled garden, with personnel door through to the double garage and parking for 2 cars.

This home will include a 10-year NHBC structural warranty, two-year C G FRY & sons warranty.

#### Situation

Poundbury is designed with a set of key human-centred principles - to put people before cars, integrated places of work with homes and invest in buildings of exceptionally high construction quality and aesthetic standards. Since breaking ground in 1993, the community has achieved worldwide acclaim from architects, town planners, academics, and house builders, both for its intelligent design and success in creating a highly desirable and diverse new community. Queen Mother Square is the centre



of life in Poundbury, with its collection of independent shops - including a butcher and a Waitrose supermarket and The Duchess of Cornwall Inn. Smaller squares, beautiful gardens and wilder areas of parkland are woven into the fabric of Poundbury, including the formal gardens and expansive lawns of Pavilion Green stretching north of Royal Pavilion. A short journey from both Dorchester South and Dorchester West stations, residents of Pavilion Green East are easily connected to the South West trains network, with direct trains into London Waterloo and Bristol Temple Meads. The A35 and A37 open up all of Dorset's wonderful landscape, which is recognised as an Area of Outstanding Natural Beauty, as well as providing easy access to its dramatic coastline from Lyme Regis and the Jurassic Coast to Corfe Castle and the Isle of Purbeck.

Dorchester is situated within approximately 1½ miles and provides a comprehensive range of shopping and recreational facilities including The Thomas Hardy leisure centre, library and cinema. It is in the catchment area of a number of highly regarded schools. There are many footpaths and bridleways across the beautiful surrounding

countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, and water sports along the coast of Weymouth/Portland.

**Services**

Electricity, gas, water and mains drainage. Gas fired central heating system.

**Local Authority**

Dorset Council Tel: 01305 251010  
Council Tax – New build, waiting banding

**Tenure**

Freehold

EPC: To be confirmed

**Directions**

From our offices on Poundbury turn right onto Ringhill Street, then right onto Great Cranford Street. Following the street around to the left which leads into Pavilion Green West, Pavilion Green East is located across the green.

**PLOT 591**  
FIVE BEDROOM HOME

**GROUND FLOOR**

- Family Room  
4.01 x 6.01m (13'2 x 19'9ft max)

---

- Kitchen  
5.87 x 3.88m (19'3 x 12'9ft max)

---

- Orangery  
5.22 x 3.5m (17'2 x 11'6ft)

---

- Dining Room  
4.01 x 3.88m (13'2 x 12'9ft)

---

- Study  
3.35 x 2.35m (11' x 7'9ft)

**FIRST FLOOR**

- Sitting Room  
4.13 x 10.31m (13'7 x 33'10ft)  
(including Library / Music Room)

---

- Bedroom 1  
4.19 x 3.99m (13'9 x 13'1ft)

**SECOND FLOOR**

- Bedroom 2  
3.51 x 4.03m (11'6 x 13'3ft)

---

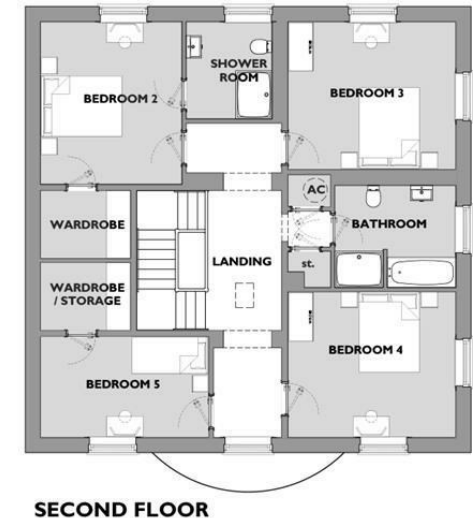
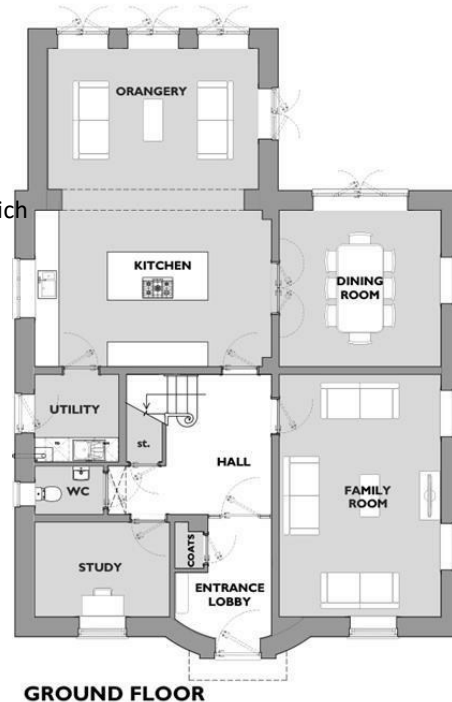
- Bedroom 3  
4.17 x 3.67m (13'8 x 12'1ft)

---

- Bedroom 4  
4.17 x 3.61m (13'8 x 11'10ft)

---

- Bedroom 5  
4.19 x 2.5m (13'9 x 8'3ft)



Poundbury/PGS/12.06.2024

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

**Symonds & Sampson**  
ESTABLISHED 1858

**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.

