



5 Sheepdown Road, Poundbury, Dorchester, Dorset

Guide Price  
**£785,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

An imposing end of Crescent townhouse commanding an enviable position with views over an established garden square in the heart of Poundbury.

**5 Sheepdown Road,  
Poundbury, Dorchester,  
Dorset, DT1 3RY**

- Elegant and beautifully appointed home
  - Accommodation over three floors
    - Sought after location
- 2 receptions and kitchen/breakfast room
  - Superb orangery
- Principal bedroom with en suite shower room
- 3 further double bedrooms with family bathroom
  - Delightful enclosed rear garden
  - Private driveway and garage

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





### The Property

An elegant and well proportioned end-terrace townhouse situated in the heart of Poundbury enjoying a leafy position within this much sought after Crescent, close to the prestigious Queen Mother Square.

This stunning home provides a spacious interior with tall ceilings and deep windows affording a feeling of light and space throughout. The property is decorated in neutral tones creating a delightful restful ambiance.

This double fronted fine home provides beautifully presented accommodation which is arranged over three storeys with spacious landings.

On the ground floor there is a spacious entrance hall and a cloakroom. The dual aspect reception room has windows overlooking Woodlands Crescent and a feature fireplace. This versatile room offers space for formal dining or as a second sitting room.

The stylish kitchen/breakfast room is fitted with a comprehensive range of cupboards and drawers, sink with instant hot water tap, built in fridge and freezer, island unit with integrated wine cooler and a Stoves range cooker with an induction hob. In the utility room, there is a built-in washing machine, dishwasher and a water softener.

The superb orangery is a particular feature of this property offering a wonderful space for dining and relaxation. It benefits from blinds, electric Velux windows and French doors opening to the private walled garden, and a separate single door to the side.



To the first floor there is a cloakroom, dual aspect drawing room with feature fireplace and marble surround, having lovely views over the attractive Crescent green. The principal bedroom has built in wardrobe cupboards while the ensuite is beautifully appointed and has a walk-in rain shower.

To the second floor there is a large dual aspect bedroom also enjoying views over the green (currently set up as a study). There is a further double bedroom with built in wardrobes, and a fourth double bedroom. A family bathroom with a separate shower serves the three bedrooms on this floor.

#### Outside

Externally, the property is approached via steps to the front door. The small front and side gardens are bounded by railings and attractively laid to slate and feature topiary. From Sheepdown Road, electrically operated double timber gates give access to the driveway and single garage with remote controlled door. The beautifully maintained rear garden is bounded by a wall affording a good degree of seclusion and privacy, and offers a delightful brick terrace providing a lovely sheltered spot for alfresco dining with southerly aspect. There is a range of useful power points and lights. To the rear of the garage is a small separate area for growing produce.

#### Situation

This property is situated on the corner of Woodlands Crescent and Sheepdown Road offering fine views over the Crescent Green with its beautiful trees and very conveniently located for Queen Mother Square and the Buttermarket. Within easy reach are a good range of amenities including Waitrose, a public house, luxury Monart spa, butchers, gallery, coffee houses, restaurants and garden centre whilst across Poundbury, there are boutiques, a post office, veterinary practice, dentist surgery and doctor's surgery and the Damers First School.

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. There are numerous sports clubs around the town. There are mainline rail links to both 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.

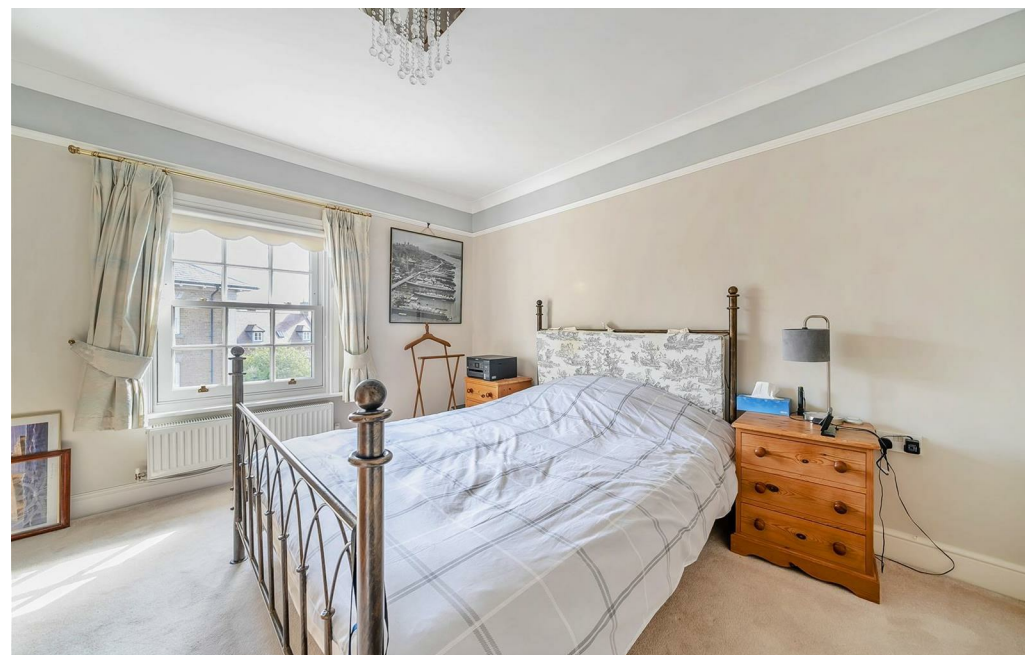
Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>).

Manco Charge 3: We are advised that there is a sum of £204.00 pa payable to the Poundbury Estate Company.

#### Local Authority

Dorset Council Tel: 01305 215010

Council Tax Band F





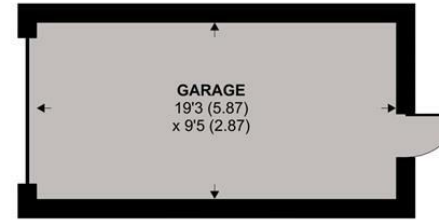
**Directions**

From our Poundbury office turn left onto Queen Mother Square and turn right into Woodlands Crescent. Continue down the Crescent. Sheepdown Road is the fifth right hand turn. The property is located on the righthand side.

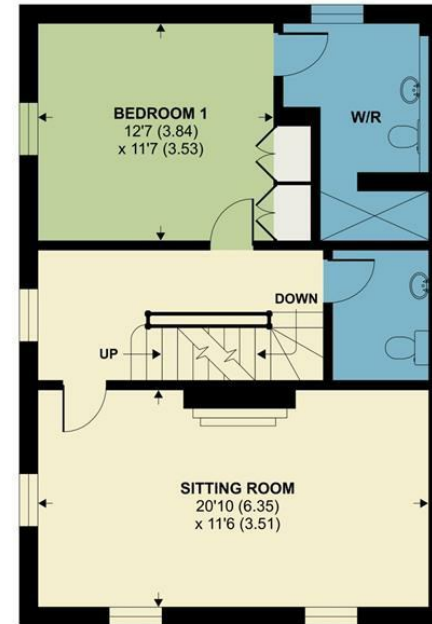
# Sheepdown Road, Poundbury, Dorchester

Approximate Area = 2303 sq ft / 213.9 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	75	81



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 817361



Poundbury/PGS/03.07.2024

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