



Symonds
& Sampson

20 Marsden Street

Poundbury, Dorchester, Dorset

20 Marsden Street

Poundbury
Dorchester
Dorset DT1 3DH

A unique and imposing three storey 4 bedroom detached town house with an enclosed landscaped garden and double garage, situated close to Queen Mother Square.



- Dual aspect reception rooms
- Spacious kitchen/dining room & utility
 - Principal bedroom en-suite
 - Family bathroom
- Attractive enclosed landscaped garden
 - Double garage & parking
- Close to Queen Mother Square

Guide Price £850,000

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

This stylish and striking home with attractive brick and rendered elevations was built in 2016 by renowned local builders CG Fry & Son. The immaculately presented accommodation is finished to a high specification throughout and is spread over three storeys with gross internal floor area 2430sqft (225.7sqm), including the garage. The majority of principal rooms enjoy a dual aspect with long portrait windows that allow natural light to flood into the rooms. These windows also benefit from Cafe Style Plantation Shutters.

ACCOMMODATION

On the ground floor there is a welcoming entrance lobby with a feature oval window with internal commissioned stained glass. The hallway leads to a cloakroom with WC, wash hand basin and understairs storage cupboard. The spacious dual-aspect lounge has a feature fireplace with surround and a large box window with built-in cupboard within the bay. The kitchen/dining room is fitted with a range of wall and floor-mounted units with under pelmet lighting, spotlight plinth lights and quartz worktops. The integrated appliances include; double oven with grill, four-ring induction hob, extractor hood, dishwasher, two fridge/freezer and a wine fridge. There is a water-softener and Venetian blinds to all windows. The dining area has doors opening onto the rear garden. There is a well-equipped utility room with fitted cupboards, worktops, a sink unit, plumbing for an automatic washing machine and space for a tumble dryer and back door to the side of the property.

The spacious first-floor landing is dual aspect with access to a sitting room with a large box window and a built-in study area. Across the landing, the principal bedroom offers the benefit of a luxury en-suite bathroom which is fully tiled with a bath and a generous separate shower. Stairs rise to the second floor, providing a luxury family bathroom fully tiled with bath and separate shower, three double bedrooms with fitted wardrobes, an airing cupboard and access to a loft space.





OUTSIDE

On approach to the property iron railings with an enclosed gravel front garden and a paved pathway lead to the front door. To the rear the enclosed landscaped garden which is partly walled enjoys a lawn area, paved seating areas and raised flower beds. There is a full-width veranda with a wall-mounted heater, an outside light and hot/cold tap. One pedestrian gate to the front, one to the rear and a pedestrian door to a double garage. The double garage has power, lighting and two up-and-over doors one of which is electrically operated as well as, to the side of the garage, a designated parking space. To the side of the house there is ample space for storage as well as a built-in water butt.

SITUATION

The property is situated in Marsden Street within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Monart luxury Spa, butcher, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, opticians, dental surgeries and doctors' surgeries, along with a number of specialist outlets. There is also a First School.

DIRECTIONS

What3words:///firebird.diaries.resolves

SERVICES

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

Local Authority:
Dorset Council Tel: - 01305 251010

Broadband- Ultrafast broadband is available in the area with 1800 Mbps download speeds

Mobile phone coverage- Network coverage is limited indoors and likely outdoors
(Information from <https://www.ofcom.org.uk>)



MATERIAL INFORMATION

Council Tax Band F

EPC B

Manco 2

We are advised that there is a sum of circa £225.00 pa payable to the Poundbury Estate.

Energy Efficiency Rating	
Current	Potential
100	100
Very energy efficient - lower running costs	
A	B
B	C
C	D
D	E
E	F
F	G
Very energy inefficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 2430 SQ FT 225.7 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Poundbury/PGS/03.02.2025



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