



5 Coade Square

Coade Square, Poundbury, Dorchester, Dorset

5 Coade Square

Poundbury
Dorchester
Dorset DT1 3FY

An attractive modern home built in 2020 with views over Coade Square, situated close to Queen Mother Square and the Great Field.



- An attractive two storey mid terrace house
 - Views over Coade Square
 - Stylish kitchen/dining room
 - Principal bedroom with ensuite
 - Vacant possession
- Enclosed south facing landscaped garden
 - Garage & parking
- Close to Queen Mother Square

Guide Price £485,000

Freehold

Poundbury Sales
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THE PROPERTY

A three-bedroom stylish mid terrace house with views over Coade Square conveniently situated close to Queen Mother Square and a range of local amenities. Built by well-reputed local builders CG Fry & Son with brick-faced elevations under a slate roof, the accommodation is arranged over two floors and finished to a very high standard.

ACCOMMODATION

On the ground floor, a welcoming entrance hall with a useful downstairs cloakroom leads into a sitting room with a front aspect window enjoying views over Coade Square, and hardwood flooring. An impressive open plan kitchen/dining room is extensively fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a range of integrated appliances comprising of fridge freezer, dishwasher and washing machine, together with built-in double electric oven, 5 ring gas hob and extractor hood. A door from the kitchen leads to an enclosed rear garden.

On the first floor is a storage and airing cupboard with a hatch to a loft space. There are three bedrooms, the principal with an en-suite shower room and a contemporary fitted bathroom suite with an enclosed bath with a separate shower over with a glazed shower screen.

OUTSIDE

Externally to the front there is a small open garden area with shrubs. To the rear, a landscaped garden with a water feature, raised flower and shrub beds enjoying a favoured southerly aspect. Paved pathway leading to a garage with a personnel door. Pedestrian rear access via a timber gate leading to an allocated parking space. The property has external lighting and tap.

SITUATION

The property is situated close to the shops in Queen Mother Square: Waitrose, Monart luxury spa, a gallery, cafes and restaurants. In addition to the many boutiques and salons Poundbury also benefits from two GP surgeries, dental surgeries, and a veterinary practice.

DIRECTIONS

What3words:///chief.landscape.canine

SERVICES

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

Local Authority
Dorset Council Tel: 01305 251010

Broadband- Ultrafast broadband is available with

1800Mbps download speed
Mobile phone coverage- Network coverage is limited indoors and likely outdoors
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: D
EPC: B

The property includes the remainder of the NHBC 10-year warranty.

Manco 2

We are advised that there is a sum of circa £200 pa payable to the Poundbury Estate.





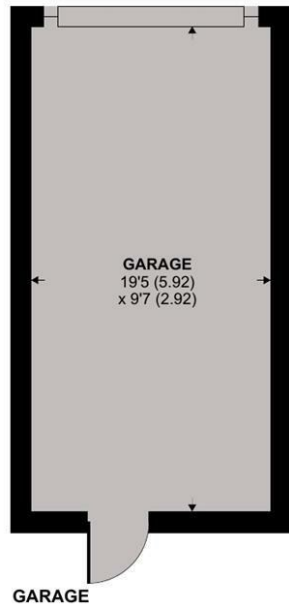
Coade Square, Poundbury, Dorchester

Approximate Area = 984 sq ft / 91.4 sq m

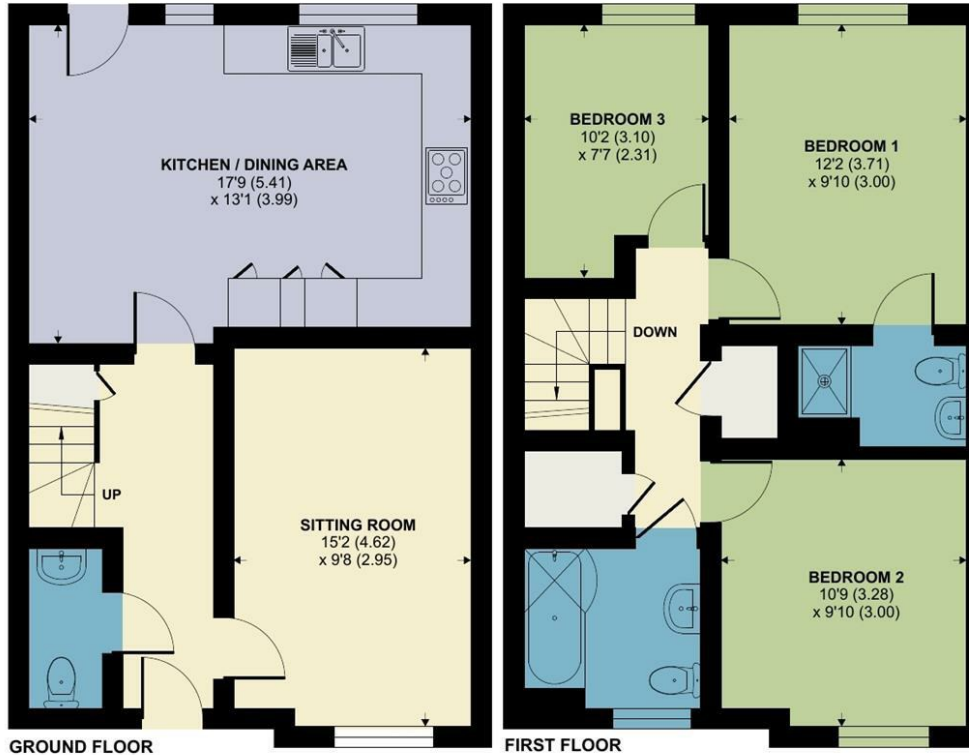
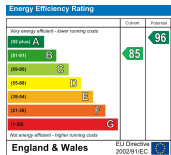
Garage = 187 sq ft / 17.3 sq m

Total = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1225352



Poundbury/PGS/04.02.25



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