

Symonds  
& Sampson

2 Springham Walk  
Poundbury, Dorchester, Dorset



# 2 Springham Walk

Poundbury  
Dorchester  
Dorset DT1 3GB

Tucked away in a quiet location of Poundbury, this delightful brick built, detached two storey home, with three bedrooms, a conservatory, double garage and a private enclosed garden.



- Conservatory looking onto an enclosed garden
  - Kitchen/dining room
  - Modern shower room
- Favoured southern aspect garden
  - Double garage
- Quiet location close to Pummery Square
  - No forward chain

Guide Price £480,000

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

Built in 1995, with brick elevations under a slate roof, the property is situated in a quiet location. The two storey detached house is located within easy walking distance of a number of Poundbury facilities.

## ACCOMMODATION

On the ground floor is a welcoming entrance hall with a cloakroom, understairs storage cupboard and laminate flooring that runs through the kitchen and dining room.

The kitchen is fitted with an attractive range of wall and floor-mounted gloss effect units with wooden worktop surfaces over. Integrated appliances include a single oven, an electric hob with a cooker hood over and a dishwasher. There is plumbing space for a washing machine. From the kitchen an opening to the dining room. The sitting room with an inset log burner stove and French doors open into a stylish hardwood conservatory with double doors to the enclosed rear garden.

On the first floor there are three dual-aspect double bedrooms, a modern fitted shower room, airing cupboard and access to a part-boarded loft space with a ladder.

## OUTSIDE

The property enjoys a southerly facing walled, private garden. There is a side gate with pedestrian access to the front and rear of the property, attractive raised beds and a personnel door leading to the double garage. The sellers currently have the double garage arranged as a single garage with a studio/workshop. There is power and light and one electric up and over door.

## SITUATION

The property is located in Springham Walk a short walk to Pummery Square with bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, Luxury Monart Spa, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

## DIRECTIONS

What3Words///intruding.sounding.pads

## SERVICES

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

Local Authority  
Dorset Council Tel: 01305 251000

Broadband- Ultrafast broadband is available in the area with up to 1800 mbps download speeds  
Mobile phone coverage- Network coverage is likely both indoors and out  
(Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band D  
EPC D

Manco  
We are advised that there is a sum of circa £315 per annum payable to the Poundbury Estate. Discount is given for prompt payment.





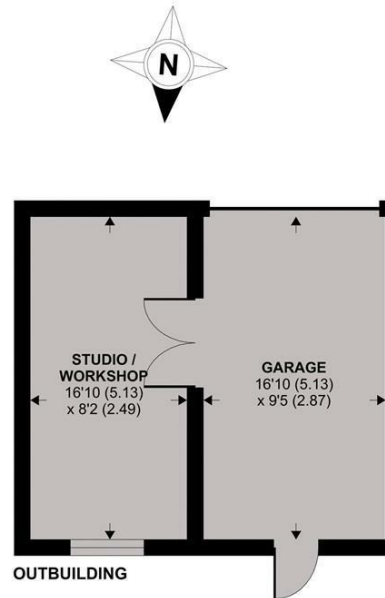
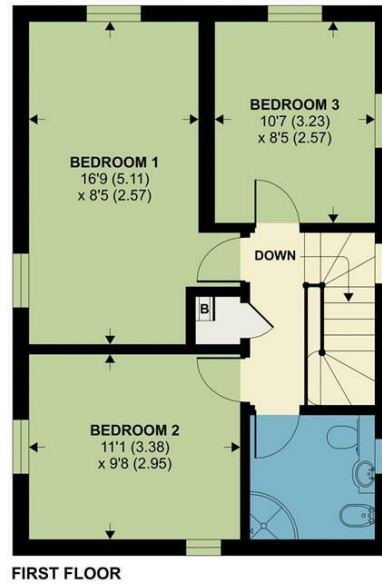
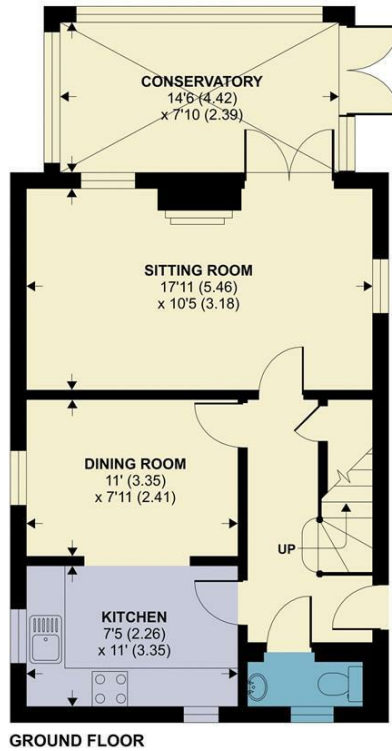
## Springham Walk, Poundbury, Dorchester

Approximate Area = 1096 sq ft / 101.8 sq m

Outbuilding = 311 sq ft / 28.8 sq m

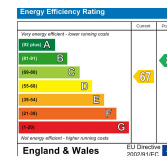
Total = 1407 sq ft / 130.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2021. Produced for Symonds & Sampson. REF: 727660



Poundbury/PGS/19.02.2025



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