



Symonds
& Sampson

Plot 564 Abbey Court

Poundbury, Dorchester, Dorset

Plot 564 Abbey Place

Poundbury
Dorchester
Dorset DT1 3HE

An impressive three storey, four bedroom, detached house close to Coad Square and within walking distance of Queen Mother Square.



- A fine double fronted detached residence
 - 3 reception rooms, 4 bedrooms
 - Family bathroom & 2 en-suites
 - Enclosed garden
- Double garage & two parking spaces
 - NHBC 10 year Warranty
- Close to Queen Mother Square

Guide Price £930,000

Freehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

An impressive, red brick three-storey, detached home close to Coade Square and within walking distance of Queen Mother Square. The property offers a ground floor kitchen/dining room, utility with door to rear garden, formal dining room/snug with double doors to rear garden, study, first-floor living room, bedroom 1 en-suite, room, second-floor bedroom 2 en-suite, double garage and 2 allocated parking spaces.

ACCOMMODATION

To the ground floor there is a welcoming entrance hall with downstairs cloakroom, a formal dining room with double doors into a study and access to the rear garden and, a kitchen/breakfast room with integrated appliances including; compact oven with microwave, double oven, induction hob, dishwasher, built-under wine fridge and an integrated fridge/freezer. The utility room with backdoor access to the garden.

On the first floor, a sitting room with gas fire and across the landing, the principal bedroom with en-suite. There is an additional WC situated on the landing.

To the second floor three double bedrooms, one with en-suite shower, family bathroom, storage and airing cupboard.

Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract.

OUTSIDE

To the rear of the property there is an enclosed walled garden, with double garage and two allocated parking spaces.

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: B



PLOT 564

FOUR BEDROOM HOME

SECOND FLOOR

Bedroom 2
3.73 x 4.27m (123 x 14ft max)

Bedroom 3
3.68 x 3.55m (121 x 118ft max)

Bedroom 4
2.73 x 3.55m (811 x 118ft max)



SECOND FLOOR

FIRST FLOOR

Living Room
3.61 x 6.97m (11'10 x 22'11ft max)

Bedroom 1
3.61 x 4.94m (11'10 x 16'3ft)
(Dimensions excluding En-Suite max)



FIRST FLOOR

GROUND FLOOR

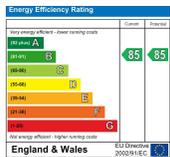
Formal Dining / Sitting Room
3.57 x 4.86m (11'9 x 16ft max)

Study
3.57 x 2.01 (11'9 x 6'7ft max)

Kitchen / Dining Room
3.57 x 6.97m (11'9 x 22'11ft)



GROUND FLOOR



NORTHERN QUADRANT,
POUNDBURY
SECTOR 3.77



Poundbury/PGS/15/05/2025



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT