

Symonds
& Sampson

Plot 589, 54 Peninsula Way

Poundbury, Dorchester, Dorset

Plot 589, 54 Peninsula Way

Poundbury
Dorchester
Dorset DT1 3HG

An attractive brand new, double fronted detached townhouse with four bedrooms, double garage and two parking spaces located on the edge of Poundbury.



- Three reception rooms
- Four bedrooms, two en suites and family bathroom
 - Enclosed south facing garden
- Double garage & double car port
 - NHBC 10 year Warranty
- Close to Queen Mother Square

Guide Price £1,150,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

An open plan kitchen/dining room with doors to the walled garden, utility room, study, formal dining room/snug, downstairs cloakroom, first floor living room, cloakroom, principal bedroom with dressing room and ensuite, second floor three bedrooms one with en-suite, family bathroom, double garage and double car port.

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 south facing walled garden, with double garage and double car port.

SITUATION

The property is located to the northeast of Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher, Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School and The Great Field.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library.

The property is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School.

There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has mainline rail links to Weymouth, 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 and 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

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: TBC





SECOND FLOOR

PLOT 589 FOUR BEDROOM HOME

SECOND FLOOR

Bedroom 2
4.21 x 3.88m (13'10" x 12'8" approx)

Bedroom 3
4.19 x 3.16m (13'9" x 11'4" approx)

Bedroom 1
4.19 x 3.16m (13'9" x 11'4" approx)

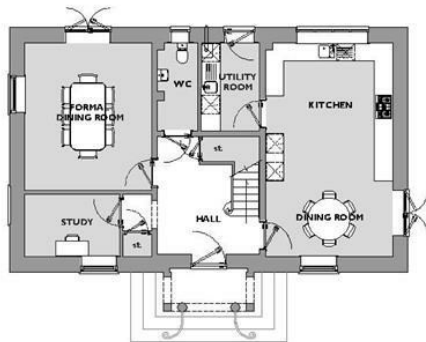


FIRST FLOOR

FIRST FLOOR

Sitting Room
4.13 x 6.95m (13'7" x 22'10" approx)

Bedroom 1
4.11 x 3.99m (13'6" x 13'1" approx)
(excluding dressing room & en-suite)



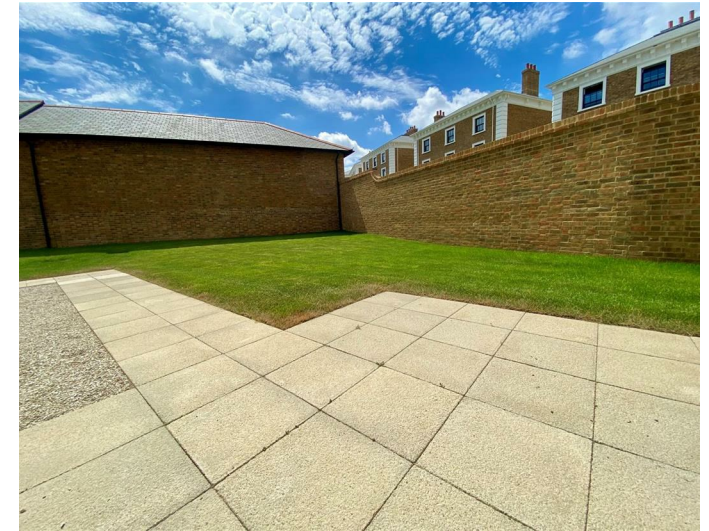
GROUND FLOOR

GROUND FLOOR

Kitchen / Dining Room
4.13 x 6.95m (13'7" x 22'10" approx)

Formal Dining Room
4.11 x 4.79m (13'6" x 15'9" approx)

Study
3.09 x 2.03m (10'2" x 6'8" approx)



Poundbury/PGS/11.08.25



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 or 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