



Symonds
& Sampson

1 Barlake Court

Poundbury, Dorchester, Dorset

1 Barlake Court

Poundbury Dorchester
Dorset DT1 3GS

A charming detached two storey courtyard house, with four bedrooms situated in a much sought after location in Poundbury, close to Pummery Square.



- Dual aspect sitting room
- Modern kitchen/dining room
- Family room with a separate store
- Principal bedroom with en-suite shower room
 - Attractive enclosed rear garden
- Quiet location close to Pummery Square

Guide Price **£499,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Built in 1997 the property offers well-proportioned accommodation arranged over two floors with an attractive enclosed garden. The courtyard house is within easy walking distance to a range of local amenities.

ACCOMMODATION

The regency-style entrance to the property is tucked away along one of Poundbury's quaint twittens. On entering the property the accommodation comprises of an entrance hall with understairs storage cupboard, cloakroom and a door with access to the rear of the property. There is a delightful dual aspect sitting room with a feature gas fire with surround, oak engineered wooden flooring and two sets of French patio doors opening to the walled garden. The kitchen/dining room comprises a range of wall and floor mounted cupboards with integrated eye level double electric oven, induction hob, extractor hood, dishwasher, fridge/freezer, washing machine and ample space for dining.

The former integral garage, accessible via the kitchen/dining room, has been converted into a fully insulated, centrally heated dining/family room accessible via the kitchen dining room - but has left space for a separate store room that is accessed outside via the original garage door. Both could be converted back into a garage if desired.

On the first floor the principal bedroom enjoys an en-suite shower room and fitted wardrobes. There are three further bedrooms, a family bathroom, an airing cupboard and access to a loft space.

OUTSIDE

Externally, there is an enclosed brick walled garden which is part paved and lawned with raised shrub borders. There is a paved seating area, timber shed and outside tap. A timber gate allows side access from the garden. To the rear of the property there is a paved area currently used for storage.

DIRECTIONS

What3words///prove.casually.amicably

SITUATION

The property is located in Barlake Court 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.

SERVICES

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

Local Authority
Dorset Council Tel: 01305 251000

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band E
EPC C

Manco 1
We are advised that there is a sum of circa £295.00 per annum payable to the Poundbury Estate.



Poundbury, Dorchester, DT1 3GS

Approximate Area = 1360 sq ft / 126.3 sq m

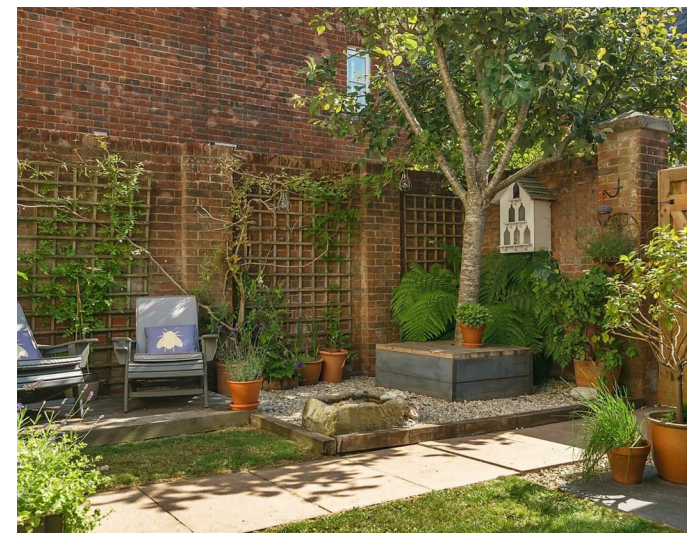
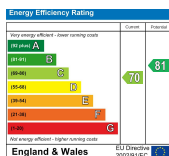
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 585794

Poundbury/PGS/18.10.25



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