

Symonds
& Sampson



2 Vittoria Street
Poundbury, Dorchester, Dorset

2 Vittoria Street

Poundbury Dorchester
Dorset DT1 3HH

A fine Georgian style detached home benefiting from four double bedrooms, two bathrooms, enclosed rear garden, double garage and double carport.



- An immaculate elegant detached home
 - Four double bedrooms
- Kitchen/dining room with utility
 - Triple aspect sitting room
 - Double garage/carport
- Delightful enclosed garden
- Close to Queen Mother Square

Guide Price **£940,000**

Freehold

Poundbury Sales
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THE PROPERTY

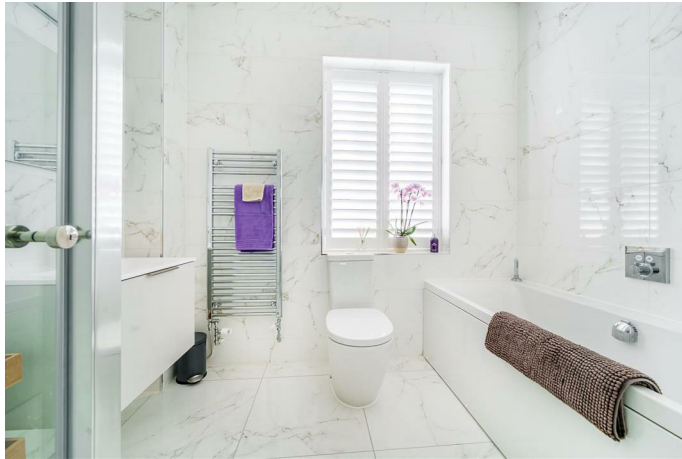
Built to exacting standards by multi award-winning CG Fry & Sons Ltd, 2 Vittoria Street is constructed in a classic Georgian style, from pale, yellow-coloured bricks of varying hues under a slate roof with deep eaves. The well-proportioned rooms have high ceilings and double-glazed timber sash windows, all windows have bespoke hardwood shutters with high-quality engineered oak flooring in the hallway, sitting room, and bedrooms. The garden enjoys a south-easterly aspect. The property is located near the western edge of Poundbury, only a moment's walk from Pavilion Green, and has views through to farmland and surrounding countryside in the distance

ACCOMMODATION

On the ground floor there is an elegant entrance hall with the sitting room on one side and the kitchen/dining room on the other. Both rooms are generously sized. The sitting room is light and airy with front and side windows and French doors that open to the terrace and garden. A feature limestone fireplace is fitted with a hearth-mounted gas fire. The kitchen has a large dining space and is fully fitted with floor and wall-mounted units including a pull-out larder and a comprehensive range of built-in appliances including a fridge/freezer, dishwasher, double oven, microwave, wine fridge and induction hob. There is a utility room off the kitchen with a sink, storage and spaces for a washing machine and tumble drier, and a large, heated airing cupboard. The ground floor also has a cloakroom and two good-sized cupboards under the stairs.

Upstairs has a galleried landing that is well-lit by natural light and overlooks the hall below. Off this are four generous, double bedrooms along with the family bathroom with shower and bath. The principal bedroom has its own ensuite shower room. Both bathrooms are fully tiled with large white, marble-effect porcelain tiles.





OUTSIDE

The house is set back behind elegant wrought iron railings. The gate opens onto Portland stone steps, leading up to the front door, which is flanked on either side by planted borders. To the rear of the property, the pretty garden is of a good size, and completely walled, which affords a high degree of privacy as well as providing a safe and secure environment for both children and pets. It has been landscaped and is designed to minimise maintenance. It comprises a broad, paved terrace along the back of the house with plenty of space for entertaining, that gives way to a level lawn bisected by a paved pathway. There is a

wooden gate that leads out to a single building combining a double garage fitted with electric up and over doors and an adjacent double car port fitted with an electric vehicle charging point.

DIRECTIONS

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LOCATION

The property is situated in a convenient walkable location close to Queen Mother Square, which provides a good range of amenities including a Waitrose, Duchess of Cornwall Inn, Luxury Monart Spa, butcher and delicatessen

and wine shop. Across the Poundbury development there are two doctor's surgeries, a dentist, a veterinary practice and a number of coffee houses, restaurants, hairdressers, florist and a garden centre all close by. The Great Field and other garden spaces are a short walk away with stunning countryside walks easily accessible directly from Poundbury.

There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages. Dorchester town centre is approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including a larger



Waitrose, two cinemas, a leisure centre and a library. Dorchester County hospital is just over a mile away. The town has mainline rail links to London Waterloo and the South West. The A35 road gives access to Poole and Bournemouth to the East and Exeter to the West. There are cross channel ferries at Poole and airports in Bournemouth, Exeter and Bristol. The beautiful Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

SERVICES

Mains gas, electric, water and drainage. Energy efficient gas fired central heating system. Smart meter installed

Broadband- Ultrafast broadband is available with up to 1800 Mbps download speed
Mobile phone coverage- Network coverage is likely in and outdoors
(Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council Tel: 01305 251010

MATERIAL INFORMATION

Council Tax Band F
EPC B

Manco
We are advised that there is a sum of circa £200.00 pa payable to the Poundbury Estate.

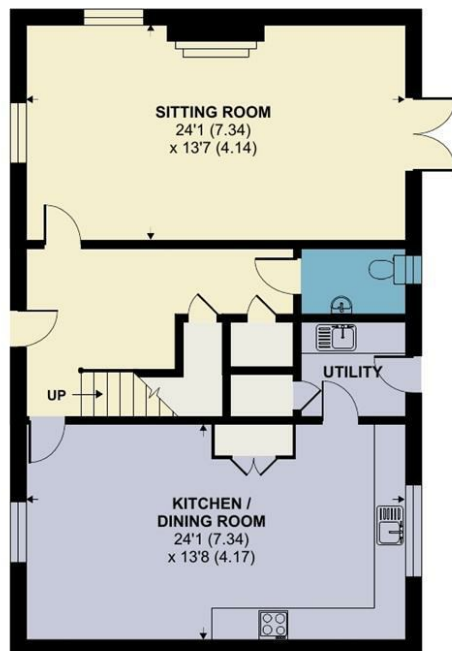
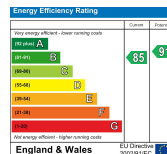
Tenure
Freehold



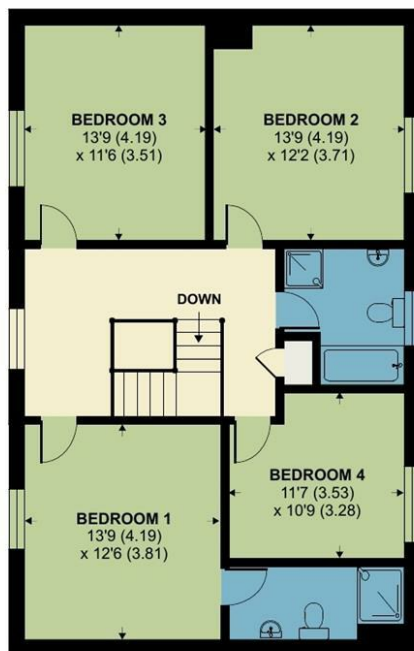
Vittoria Street, Poundbury, Dorchester

Approximate Area = 2605 sq ft / 242 sq m (includes double garage and double carport)

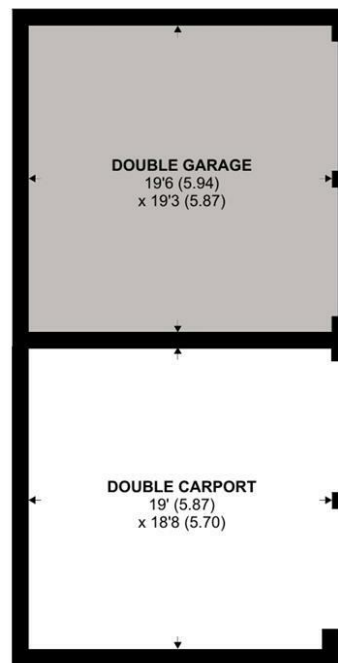
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GROUND FLOOR



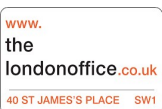
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1036890



Poundbury/PGS/23.09.25rev



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