

Symonds
& Sampson

Plot 66, 5 Tideford Place

Poundbury, Dorchester, Dorset

Plot 66

5 Tideford Place
Poundbury Dorchester
Dorset DT1 3BY

An impressive three storey, four bedroom, detached house with double garage, workshop above and a brick folly in a wrap around garden and two parking spaces within walking distance of Queen Mother Square.



- A fine double fronted detached residence
- Two reception rooms, four bedrooms, two en suites and family bathroom
 - Enclosed south facing garden
- Double garage with workshop above & two parking spaces
 - NHBC 10 year Warranty
 - Close to Queen Mother Square

Guide Price **£850,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

An open plan kitchen/dining room, utility room, separate sitting room, downstairs cloakroom, first floor with family bathroom, three double bedrooms, the principal bedroom with en-suite, second floor with fourth bedroom including ensuite bath & shower facilities, double garage with workshop above, two parking spaces and an enclosed walled garden with a brick folly.

ACCOMMODATION

On the ground floor, an entrance hall with a useful downstairs cloakroom and understairs storage cupboard, leads into the front sitting room with double doors to the rear garden. An open plan kitchen/dining room and utility room with rear access, the kitchen with integrated appliances including; compact oven with microwave, double oven, induction hob, dishwasher, built-under wine fridge and an integrated fridge/freezer.

To the first floor, family bathroom and three double bedrooms, the principal bedroom with an en-suite shower room.

The second floor with fourth bedroom with ensuite bath & shower facilities.

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 a folly, double garage with workshop above and two allocated parking spaces.

SITUATION

Poundbury is an urban extension to the Dorset county town of Dorchester, designed in accordance with the principles of architecture and urban planning as advocated by His Majesty, King Charles III. Offering all the essential amenities including a large Waitrose, plenty of parking, and a delightful pub and restaurant. Our beautiful homes for sale are well situated to enjoy all of Poundbury's amenities.

Poundbury is also within easy reach of the scenic Dorset

countryside and Dorchester town centre is just 1 mile away. The development is built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

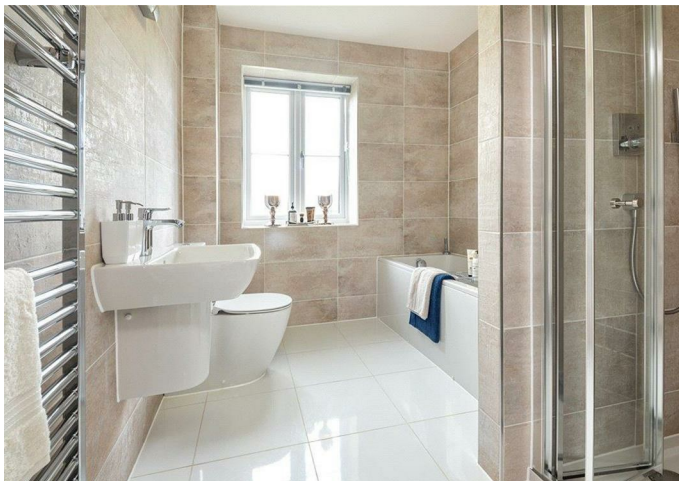
SERVICES

Electricity, gas, water and mains drainage. Gas fired central heating system.

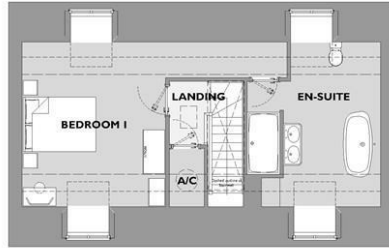
Local Authority
Dorset Council Tel: 01305 251010
Council Tax – New build, waiting banding

Tenure
Freehold

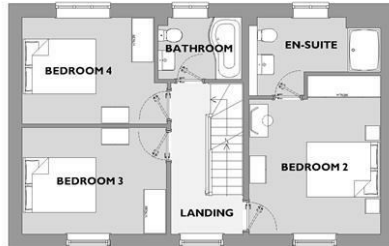
Predicted EPC: B



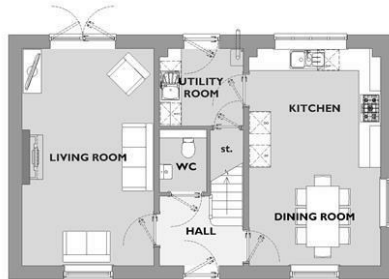
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)	A (81-90)	
A+ (88-90)	B (71-80)	
A (85-87)	C (61-70)	
B (82-84)	D (51-60)	
C (79-81)	E (41-50)	
D (76-78)	F (31-40)	
E (73-75)	G (21-30)	
F (69-72)		
G (65-68)		
England & Wales		
EU Directive 2002/91/EC		



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOT 66 FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.93 x 4.52m (12'11 x 14'10ft max)
(Dimensions excluding en suite access)

FIRST FLOOR

Bedroom 2
3.61 x 3.70m (11'10 x 12'2ft max)
(Dimensions excluding wardrobe recess)

Bedroom 3
3.95 x 2.92m (13'x 9'7ft max)

Bedroom 4
3.62 x 2.92m (11'11 x 9'7ft)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
3.61 x 5.95m (11'10 x 19'6ft max)

Kitchen / Dining Room
3.61 x 5.95m (11'10 x 19'6ft max)



Poundbury/PGS/18.08.25



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