



Symonds
& Sampson

11 Harewood Road
Poundbury, Dorchester, Dorset

11 Harewood

Poundbury
Dorchester
Dorset DT1 3RN

A mid terraced home delightfully located just a short walk from Queen Mother Square and Buttermarket, close to a range of local amenities.



- Kitchen/dining room
- Sitting room with feature fireplace
 - Downstairs cloakroom
 - Modern shower room
- Enclosed courtyard garden
- Two allocated parking spaces
- Close to local amenities

Guide Price **£375,000**

Freehold

Poundbury Sales
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THE PROPERTY

A modern cottage style home of rendered elevations beneath a traditional tiled roof with three bedrooms and two allocated parking spaces.

ACCOMMODATION

On the ground floor, an entrance hall leads to a cloakroom, sitting room with a flame-effect gas fire with surround. The kitchen/dining room with a range of contemporary wall and floor cupboards, space for a freestanding dishwasher, fridge/freezer, washing machine and cooker. Access from the kitchen onto the enclosed garden.

To the first floor, there are two double bedroom, along with a single bedroom, family shower room and airing cupboard.

OUTSIDE

Outside, the enclosed rear garden is paved with a raised decked area. There is an outside tap and garden shed. Immediately adjoining the rear is a pedestrian rear access and gate leading to two allocated parking spaces.

DIRECTIONS

What3words:///gashes.vies.opposing

SITUATION

The property is situated in a convenient location close to Queen Mother Square and Buttermarket, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Post Office, Luxury Monart Spa, butchers, gallery, coffee houses, restaurants and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets.

SERVICES

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

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

MATERIAL INFORMATION

Council Tax Band D
EPC C

Manco 2 - We are advised that there is a sum of circa £200 pa payable to the Poundbury Estate.

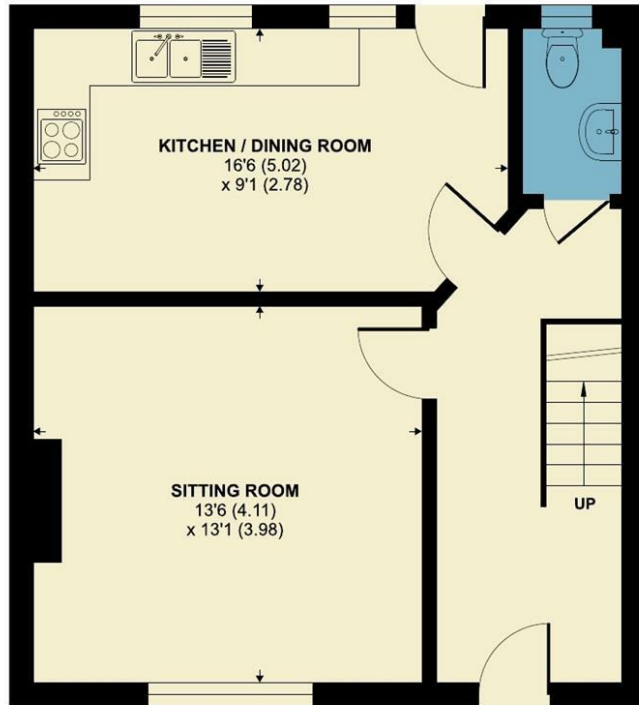




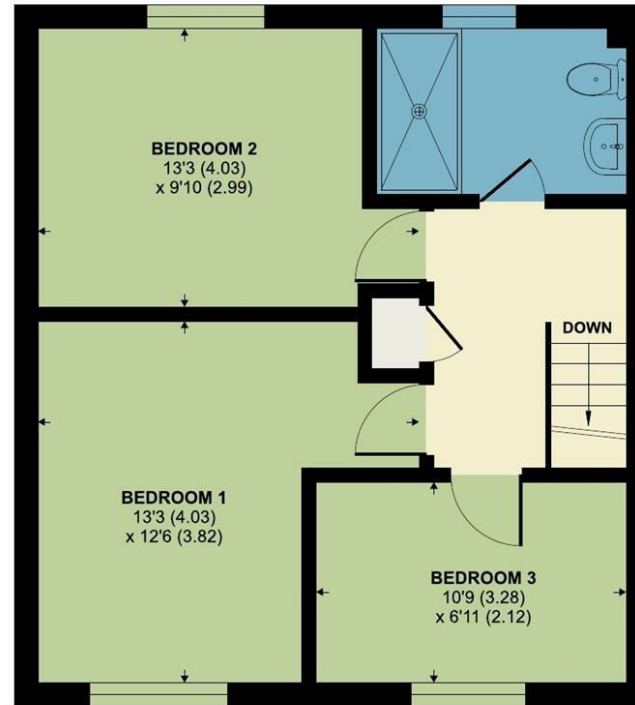
Harewood Road, Poundbury, Dorchester

Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale



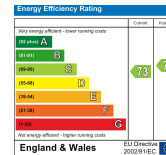
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF:1349311



Poundbury/PGS/18.10.25



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