



Symonds
& Sampson

76 Peninsula Way

Poundbury, Dorchester, Dorset

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Poundbury Dorchester
Dorset DT1 3HG

A charming double fronted Regency style four bedroom home, commanding countryside views and an enclosed southerly aspect garden with a double garage and parking space.



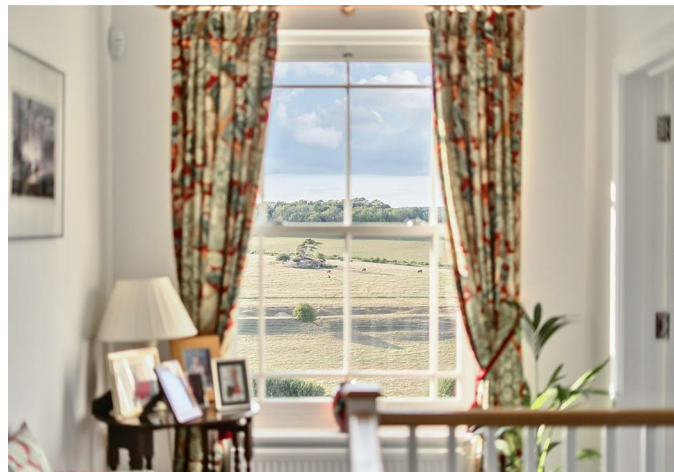
- Beautifully presented two storey home
 - Enjoying countryside views
 - Dual aspect sitting room
- Kitchen/dining room with utility
- Double garage & parking space
- Delightful enclosed garden

Guide Price **£775,000**

Freehold

Poundbury Sales
01305 251154

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THE PROPERTY

Completed in 2023, this fine home offers elegant well-proportioned accommodation throughout with large sash windows affording a good level of natural light. The property is constructed in the classical Regency style, with mellow red brick elevations under a slate roof, further embellished with a picturesque leaded canopy and period ironwork.

ACCOMMODATION

On the ground floor, a welcoming entrance hall with the sitting room on one side and the kitchen/dining room on the other. There is a convenient downstairs cloakroom and understairs storage cupboard. A bright dual aspect sitting room with French doors to the terrace. The impressive open plan kitchen/dining room has ample dining space and is fully fitted with floor and wall-mounted units, with a comprehensive range of built-in appliances including a fridge/freezer, dishwasher, double oven, gas hob and extractor hood. There is a utility room adjoining the kitchen with a sink, storage and provision for a washing machine and tumble drier with an external door to the garden.

On the first floor, an airing cupboard and hatch to a loft space. There are three spacious double bedrooms, the principal bedroom enjoys an ensuite shower room. The fourth bedroom is a single with view to the rear garden. The contemporary family bathroom contains a bath and shower over with glazed shower screen.

OUTSIDE

The property's front garden is enclosed within elegant wrought iron gates and railings entering onto Portland stone steps and planted borders, leading to the front door with side access to rear garden.

To the rear of the property, the attractive enclosed southerly aspect garden is part laid to lawn and paved with a variety of shrubs and trees. A flight of brick steps lead to the allotted parking space and double garage with two up and over doors, one of which is an electric door.





DIRECTIONS

What3words:///buzzards.talked.fell

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.

The property is also a short walk to The Duke of Edinburgh Garden which forms part of Pavilion Green. The Duke of Edinburgh bronze bust is situated within the garden, one of the many fine green and public spaces which enhance



the scheme. The King's vision of quality architecture set upon broad tree-lined avenues is beginning to mature and a sense of community has been established. The Duchy estate now passes to Their Royal Highnesses The Prince and Princess of Wales.

SERVICES

Mains gas, electric, water and drainage. Energy efficient gas fired central heating system.
The property includes the remainder of a NHBC 10 year warranty.

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 E
EPC B

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

Tenure
Freehold

Energy Efficiency Rating	
For energy efficient - lower running costs	
100-120 kWh/m ² /yr	A
80-100 kWh/m ² /yr	B
60-80 kWh/m ² /yr	C
40-60 kWh/m ² /yr	D
20-40 kWh/m ² /yr	E
10-20 kWh/m ² /yr	F
0-10 kWh/m ² /yr	G
For energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

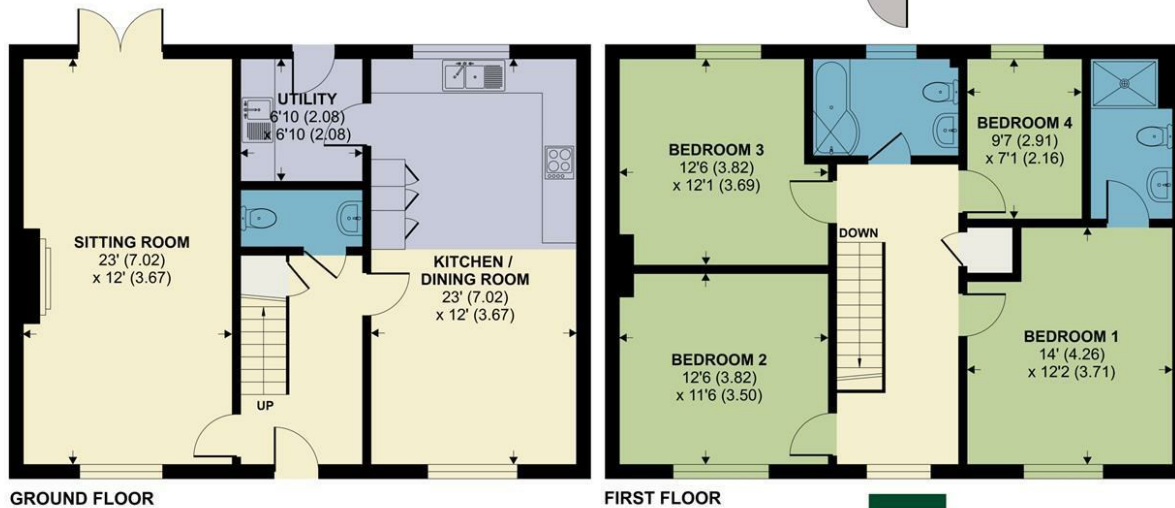
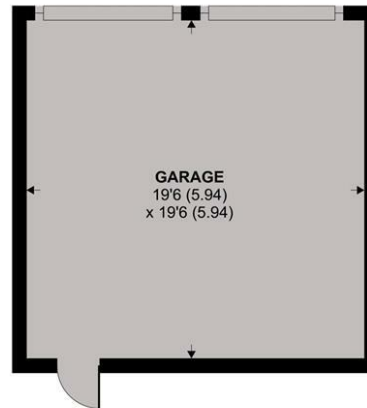
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Approximate Area = 1490 sq ft / 138.4 sq m

Garage = 380 sq ft / 35.3 sq m

Total = 1870 sq ft / 173.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Symonds & Sampson. REF: 1340714



Poundbury/PGS/16.08.25



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