



Symonds  
& Sampson

46 Peverell Avenue West  
Poundbury, Dorchester, Dorset

# 46 Peverell Avenue West

Poundbury  
Dorchester  
Dorset DT1 3SU



- Sitting room with bay fronted window
  - Attractive garden room
    - 2 shower rooms
- Large principal bedroom with en suite
  - Easy to maintain garden
    - Double garage

Guide Price **£500,000**

Freehold

Poundbury Sales  
01305 251154  
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## THE PROPERTY

An attractive three-storey bay-fronted home situated on a tree-lined avenue, just a short walk from the amenities at Queen Mother Square.

## ACCOMMODATION

This beautifully presented home offers a traditional layout with well-proportioned rooms throughout. The welcoming entrance hall leads to a sitting room featuring a feature fireplace, and a spacious, well-equipped kitchen/dining room fitted with a comprehensive range of wall and base units, ample work surfaces, and integrated appliances including a hob, oven, cooker hood, dishwasher, and fridge/freezer. The kitchen has been thoughtfully extended to the rear, creating an additional seating area with glazed double doors opening onto the enclosed rear garden perfect for entertaining or relaxing.

On the first floor, there are two generous double bedrooms and a family bathroom. The top floor hosts the impressive principal bedroom, a bright dual-aspect space with an en suite shower room.

## OUTSIDE

Outside, the private rear garden is attractively landscaped with mature shrubs and planting, complemented by a paved terrace ideal for outdoor dining. A rear gate provides access to a double garage with twin up-and-over doors, power, and lighting.

## SITUATION

The property is situated in a convenient location close to the stylish Butter Market and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with a number of specialist outlets.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

## DIRECTIONS

What3words:///breaches.shears.speech

## SERVICES

Mains gas, electric, water and drainage. Gas central heating system  
Council Tax Band D

Broadband- Ultrafast broadband is available.  
Mobile phone coverage- Network coverage is reported to be excellent both indoors and out  
(Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Manco Charge 3: We are advised that there is a sum of £192.00 pa payable to the Poundbury Estate Company.





Denotes restricted  
head height

## Poundbury, Dorchester

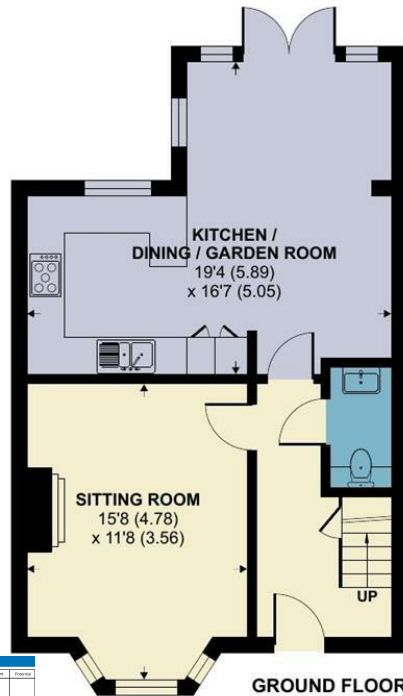
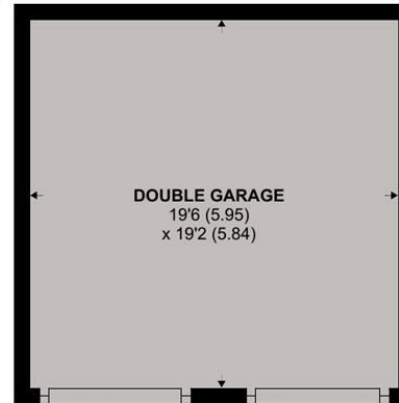
Approximate Area = 1332 sq ft / 123.7 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 381 sq ft / 35.4 sq m

Total = 1751 sq ft / 162.6 sq m

For identification only - Not to scale



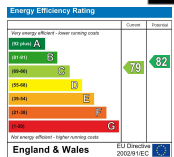
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1369668



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