



Symonds  
& Sampson

40 Holmead Walk

Poundbury, Dorchester, Dorset



# 40 Holmead Walk

Poundbury, Dorchester  
Dorset, DT1 3GE

This delightful detached home on Holmead Walk enjoys a peaceful, leafy setting on the edge of Poundbury, with a south-facing frontage offering attractive views towards Maiden Castle and the surrounding countryside.



- Classically designed two storey detached home
- Situated on the fringe of Poundbury with open views
  - Dual aspect sitting room
  - Separate dining room
- Gated driveway and double garage
  - Close to local amenities
- Approx. Gross internal floor area 1313 sqft sqm

Guide Price **£650,000**

Freehold

Poundbury Sales  
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## THE PROPERTY

Built in 1998, with rendered elevations under a slate roof, the property is situated in Holmead Walk. The two storey detached house is located within easy walking distance of a number of Poundbury facilities.

## ACCOMMODATION

The accommodation is well proportioned throughout and comprises, on the ground floor, an entrance hall, cloakroom, and a dual-aspect sitting room with a feature fireplace and coal-effect fire. There is also a formal dining room with double doors opening onto the garden.

The kitchen is fitted with a range of wall and base units with coordinating work surfaces and a sink unit. Appliances include a double electric oven with grill and an integrated microwave, a four-ring gas hob with extractor hood, and an integrated dishwasher, fridge, and freezer. From the kitchen, a door leads into a useful utility room, complete with additional worktops, a tumble dryer, plumbing for a washing machine, and access to the gated driveway.

On the first floor, the principal bedroom enjoys the luxury of an en-suite shower room and a dressing room, accessed through an archway (formerly the fourth bedroom), with a southerly outlook over the surrounding fields and the rugby pitch. There are two further bedrooms, one of which features built-in wardrobes, along with a fitted family bathroom.m.

## OUTSIDE

Externally, to the side of the property a gated driveway provides ample off-road parking and access to a detached double garage, featuring two up-and-over doors, power, lighting, and a personnel door leading into the garden.

To the rear, the property enjoys an enclosed walled garden with a paved terrace and a variety of raised shrub borders.

## SITUATION

The property is on Holmead Walk a short walk to Pummery Square with a bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, luxury Monart spa, butchers, gallery, coffee houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

Dorchester town centre is situated approximately 1 mile away and offers a comprehensive range of shopping and recreational facilities including a library and two cinemas. It is in the catchment area of several highly regarded schools including the Thomas Hardye School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. 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 and Weymouth. 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///snitch.creatures.ticket

## SERVICES

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

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council Tel: 01305 251000

## MATERIAL INFOMATION

EPCC

Council Tax Band F

Manco Charge

We are advised that there is a sum of circa £295.00 per annum payable to the Poundbury Estate.





# Holmead Walk, Poundbury, Dorchester

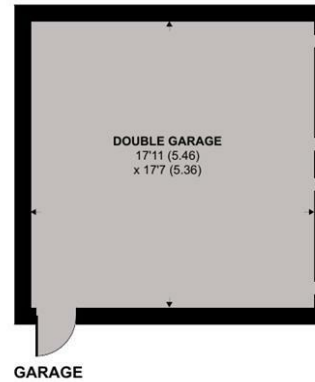
Approximate Area = 1344 sq ft / 124.8 sq m

Garage = 302 sq ft / 28 sq m

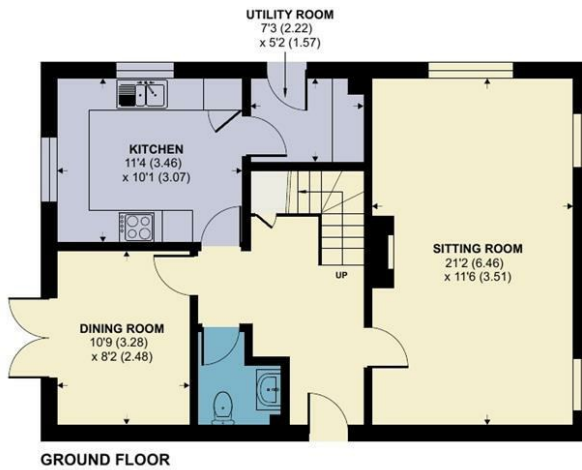
Total = 1646 sq ft / 152.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GARAGE



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: 1386851



Poundbury/PGS/05.12.2025



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