

Symonds  
& Sampson



Plot 14, 1 Minard Mews  
Poundbury, Dorchester, Dorset

# Plot 14

1 Minard Mews  
Poundbury Dorchester  
Dorset DT1 3LB

Two double bedroom coach house with living room,  
family bathroom, kitchen/dining room with garden  
access and 2 parking spaces.



- Coach house with two parking spaces
- Open plan kitchen/dining room on the ground floor
  - First floor sitting room
  - Two double bedroom
  - Enclosed garden
  - NHBC 10-year Warranty
  - Ready to move into now!

Guide Price £385,000

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

On the ground floor, there is a hall that leads to an open plan kitchen and dining area with double-glazed doors that open out into the enclosed garden. The kitchen is fitted with a variety of wall and floor-mounted cupboards, including counter surfaces and integrated appliances. There is a separate storage cupboard and cloakroom.

The upper floor features a spacious sitting room, two double bedrooms, one with a storage cupboard, a family bathroom, and an airing cupboard.

Timber gate from the garden to the front of the coach house and two parking spaces.

The property will include a NHBC 10-year warranty and benefits from a gas fired central heating system.

The drawings and particulars are for illustrative purposes only and shall not form part of any contract.

## 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. The coach house is 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.

## DIRECTIONS

The property postcode is DT1 3LB, awaiting registry through HM Land Registry. Found just off Great Cranford Street by Dunabridge Square.

## SERVICES

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

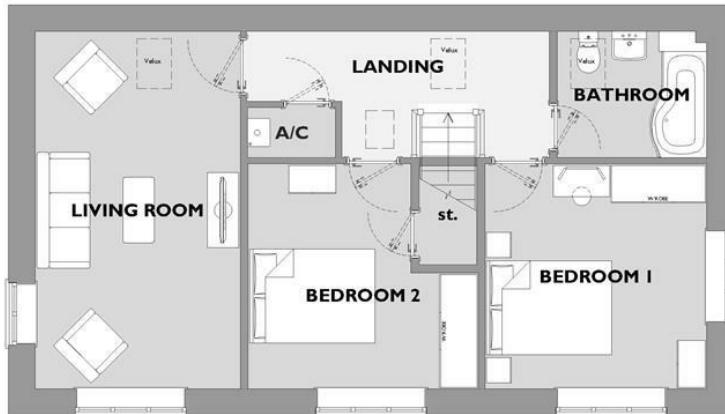
Local Authority  
Dorset Council Tel: 01305 251010

## MATERIAL INFORMATION

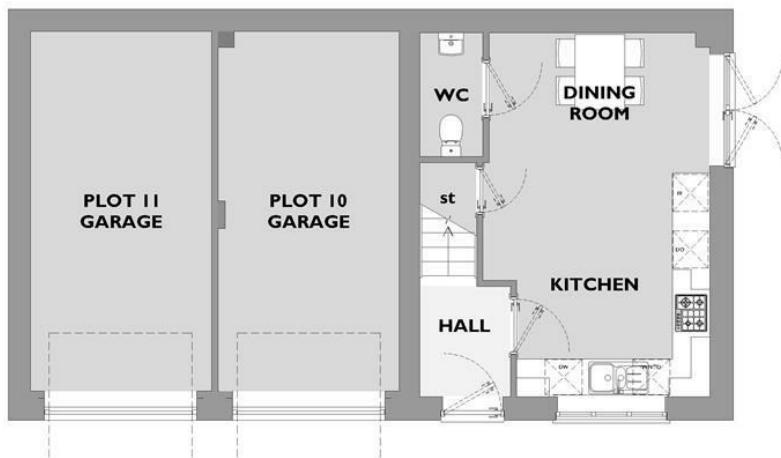
Council tax band: TBC  
EPC: Predictive Assessment: B

Tenure  
Freehold





**FIRST FLOOR**



**GROUND FLOOR**

# PLOT 14

## TWO BEDROOM HOME

### FIRST FLOOR

#### Living Room

3.27 x 5.71m (10'9 x 18'9ft)

#### Bedroom 1

3.54 x 3.59m (11'8 x 11'10ft)

#### Bedroom 2

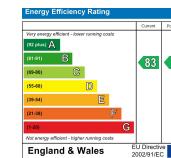
3.68 x 3.59m (12'1 x 11'10ft max)

(Dimensions including store)

### GROUND FLOOR

#### Kitchen / Dining Room

3.08 x 5.81m (10'1 x 19'1ft max)



Poundbury/PGS/15.01.26



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