

Symonds
& Sampson

16 Hayward Road
Poundbury, Dorchester, Dorset

16 Hayward Road

Poundbury
Dorchester
Dorset DT1 3ES

A beautifully designed modern semi-detached 4 bedroom town house overlooking Hayward Square.



- Elegant three storey townhouse
- Kitchen/breakfast room with access to garden
- Family bathroom with two shower rooms
 - Views over Hayward Square
 - Enclosed garden
 - Double garage

Guide Price **£695,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

A stylish residence located in one of Poundbury's most favoured locations overlooking a central green, with easy access to the Great Field. This immaculately presented house is arranged over three floors and provides a well-proportioned and well-appointed interior with high ceilings and deep windows. The layout is ideal for families with living space over the ground and first floor and bedrooms and bathrooms to the first and upper floors.

THE PROPERTY

On the ground floor, a spacious welcoming entrance hall with cloakroom, understairs storage cupboard and double doors open into the kitchen/dining room with a large storage cupboard.

The impressive open plan kitchen/dining room is extensively fitted with attractive wall and floor cupboards with worksurfaces over. There is a range of integrated appliances comprising fridge, freezer and dishwasher, Neff washer/drier together with a built-in eye level Neff double electric oven, 5 ring gas hob and extractor hood. A double glazed door leads to the garden at the end of which is the double garage.

On the first floor is a delightful sitting room with two front aspect windows and a fireplace with gas fire. At the rear is

the principal bedroom with fitted wardrobes and a large en-suite shower room.

Stairs rise to the second-floor landing where there are three further double bedrooms, one benefitting from an en-suite shower room and fitted wardrobes. The second floor is served by a family bathroom.

OUTSIDE

Externally to the front there is a small garden area with shrubs and wrought iron railings. A timber gate to the side of the property provides pedestrian access to the rear garden.

To the rear is an enclosed garden laid to lawn with a number of raised flower and shrub borders. A paved pathway leads to a paved patio and a double garage with light and power. There is an outside power point, lighting and tap.

SITUATION

Hayward Road is conveniently situated in a short walking distance from both the Great Field and Queen Mother Square with all its associated amenities.

Poundbury provides a wide range of amenities including a Waitrose supermarket, award winning butchers, Luxury Monart Spa, cafés, 2 public houses, veterinary practice,

dentist surgery, doctor's surgery, general store, boutiques and specialist shops. There is a regular bus service to Dorchester and surrounding villages.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library. Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///stress.limp.snacking

SERVICES

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

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>)

MATERIAL INFORMATION

Council Tax Band F
EPC B

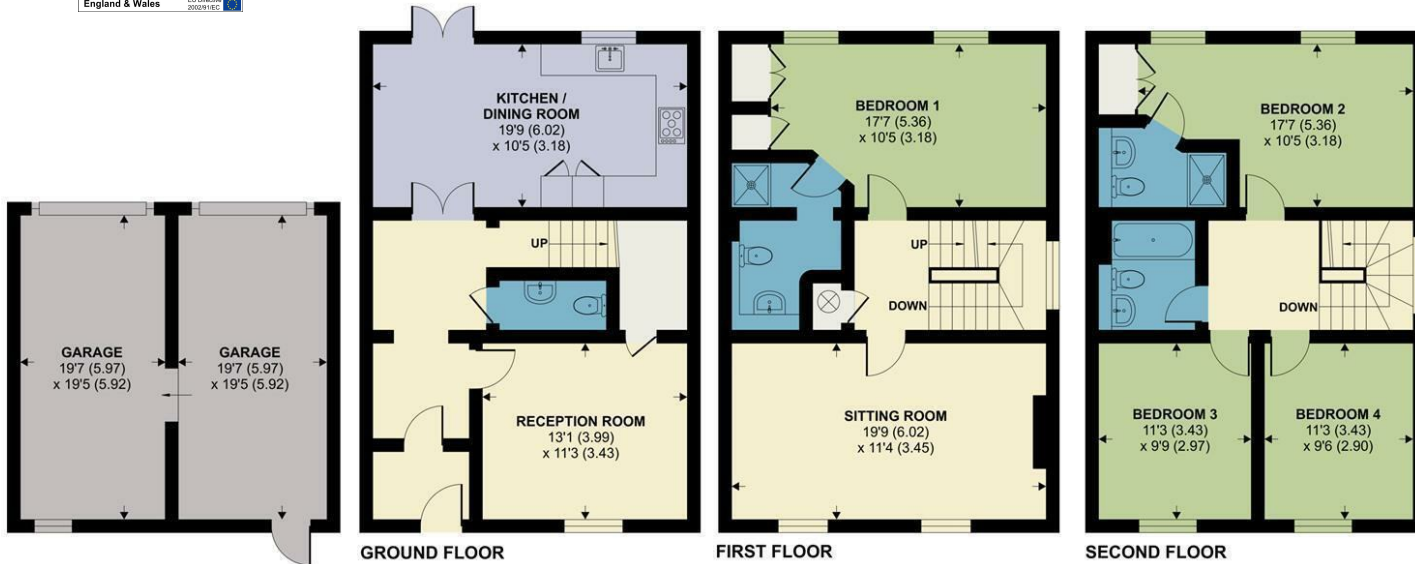
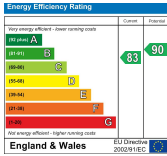
Manco - We are advised that there is a sum of circa £225.00 pa payable to the Poundbury Estate.



Hayward Road, Poundbury, Dorchester

Approximate Area = 2221 sq ft / 206.3 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 960694



Poundbury/PGS/13.05.26



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT