

42

Peverell Avenue West, Poundbury, Dorchester, Dorset

42

Peverell Avenue West
Poundbury
Dorchester
Dorset DT1 3SU

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



- Dual aspect kitchen/dining room
- Sitting room with bay fronted window
- Principal bedroom with en suite shower room
 - Modern family bathroom
 - Enclosed rear garden
 - Double garage
- Close to Queen Mother Square

Guide Price **£550,000**

Freehold

[Method of Sale if NOT Private Treaty.]

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

This well presented family home with accommodation over three storeys. On the ground floor there is a welcoming entrance hall with a cloakroom and a storage cupboard. A dining room with a bay window to the front, opens to the kitchen that is fitted with a range of wall and floor mounted units with worktop surfaces. Integrated appliances include; eye level double oven and grill, gas hob with cooker hood, fridge, freezer, and dishwasher. Tiled flooring throughout the kitchen/dining room. Leading from the kitchen is a useful utility room with access to the enclosed rear garden.

On the first floor there is a sitting room with bay window to the front with an electric fire with surround. Across the landing is the modern family bathroom and a bedroom.

On the second floor there are three bedrooms: the principal bedroom with a stylish en suite shower room, which is accessed from the bedroom as well as the landing.

OUTSIDE

To the rear is an enclosed garden which is mainly laid to lawn with a paved patio and shrub and flower borders, with a paved pathway leading to a personal door leading to a double garage. The property has external lighting and tap. Pedestrian side gate with access onto Stannon Street.

DIRECTIONS

What3words:///dialects.craftsmen.bonfires



SITUATION

The property is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Luxury Monart Spa, butchers, gallery, coffee houses and restaurants. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several 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.

SERVICES

Mains gas, electric, water and drainage. Gas central heating system.

MATERIAL INFORMATION

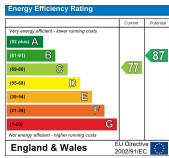
Council Tax Band E

Broadband- Ultrafast broadband is available.

Mobile phone coverage- Network coverage is likely both indoors and out depending on network (Information from <https://www.ofcom.org.uk>)

Manco Charge 3: We are advised that there is a sum of £240.00 pa payable to the Poundbury Estate Company.





Peverell Avenue West, Poundbury, Dorchester

Approximate Area = 1479 sq ft / 137.4 sq m

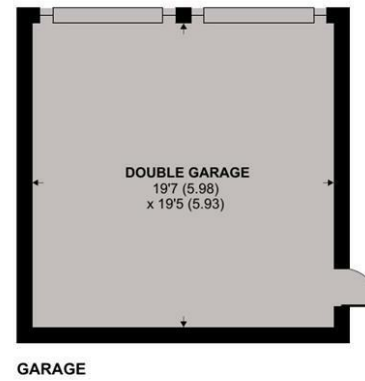
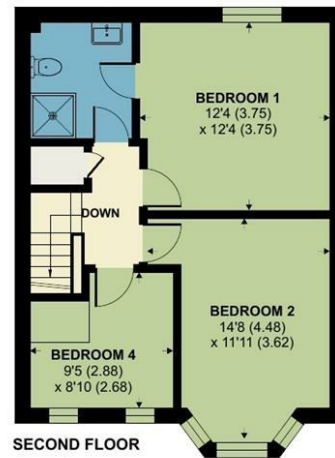
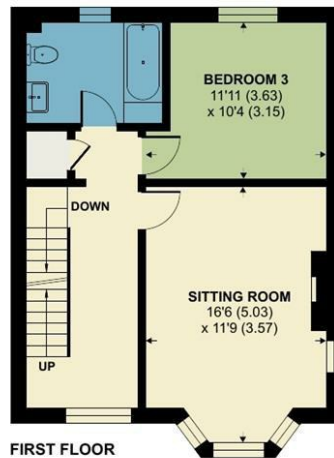
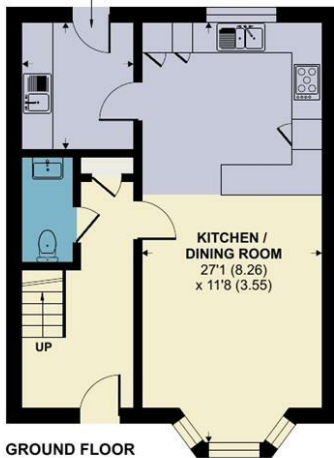
Garage = 382 sq ft / 35.4 sq m

Total = 1861 sq ft / 172.8 sq m

For identification only - Not to scale



UTILITY ROOM
8'2" (2.50)
x 7'2" (2.19)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1452580



Office/Neg/Date



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