

Symonds & Sampson

36 Monaveen House

1 Hamslade Street, Poundbury, Dorchester, Dorset

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1 Hamslade Street
Poundbury
Dorchester
Dorset DT1 3EZ

A beautifully designed three bedroom, three bathroom penthouse apartment with underground parking and a balcony enjoying far reaching views.

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- Open plan living
- Far reaching views across Poundbury and beyond
- Underfloor heating throughout the penthouse
- Lift & stair access to all floors
- Secure underground parking
- Close to Queen Mother Square
- 250 years from 2019 with 242 years remaining. Service charge £3,300 per annum

Guide Price £550,000
Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk







THE PROPERTY

Monaveen House is an imposing and beautifully designed building conveniently situated close to Queen Mother Square. This modern penthouse is well presented throughout and situated on the fourth floor enjoying far reaching views over Poundbury and the surrounding countryside from a delightful balcony.

On the ground floor, an elegant communal entrance hallway with stairs and lift provides access to the fourth floor. A private entrance door leads into a spacious reception hall with a useful storage cupboard. The open plan kitchen/sitting/dining room is a real feature of the penthouse, offering an abundance of light from the six attractive windows and door that open onto a balcony, designed to take advantage of the views across Poundbury. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with double electric oven, microwave, grill, induction hob, integrated appliances including dishwasher, fridge/freezer, wine fridge and washing machine/tumble dryer.

There are three double bedrooms, two with en-suite shower rooms. There is further bathroom with panelled bath, low level WC and hand basin.

OUTSIDE

The apartment has the added benefit of a secure underground parking space and a separate recycling area.

SITUATION

The penthouse is situated in a convenient location just off Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, butchers, gallery, coffee houses, restaurants and garden centre.

Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets. The Monart Luxury Day Spa offers discounts for residents on treatments and beauty products.

Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away offering a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School, Sunninghill Preparatory School and the Thomas Hardye School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property giving access from Poundbury to Dorchester with connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with sandy beaches and water sports along the coast of Weymouth/Portland.

DIRECTIONS

What3words///staked.rasher.undivided

SERVICES

Mains electric, water and drainage.
Underfloor heating with communal metered boiler in the basement for hot water and 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)

Council Tax Band: F (Dorset Council - 01305 251010)

AGENTS NOTES

We understand from our vendor:
Leasehold 250 years from with 242 years remaining

Service Charge - £3,300.00 per annum
Monaveen House Management Company Limited & RMG management Company Limited
Manco 2 Charge £225.00 per annum

We are currently awaiting further documentation from the managing agent concerning the current status of the central hearing supply.







Hamslade Street, Poundbury, Dorchester

Approximate Area = 1634 sq ft / 151.8 sq m

For identification only - Not to scale



THIRD FLOOR







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: 1469768

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www.thelondonoffice.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

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