



Symonds
& Sampson

48 Peverell Avenue West
Poundbury, Dorset

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Poundbury
Dorset DT1 3SU

An attractive townhouse set over three floors with mellow brick elevations, situated on a tree-lined avenue, just a short walk from the amenities at Queen Mother Square.



- Delightful open plan kitchen / snug / dining room
 - Ground floor sitting room
 - Two shower rooms
- Attractive enclosed rear garden
 - Double garage
- Close to Queen Mother Square

Guide Price **£525,000**

Freehold

Poundbury Sales
01305 251154

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THE PROPERTY

This beautifully presented home offers a traditional layout with well-proportioned rooms throughout. The welcoming entrance hall leads to a downstairs cloakroom, a sitting room featuring a feature fireplace. The spacious, well-equipped kitchen/snug/dining room fitted with a comprehensive range of wall and base units, ample work surfaces, and integrated appliances including a gas hob, double oven, cooker hood, dishwasher, and fridge/freezer. The kitchen has been thoughtfully extended to the rear, creating an additional seating area with glazed double doors opening onto the enclosed rear garden perfect for entertaining or relaxing.

On the first floor, there are two generous double bedrooms and a family shower room. The top floor hosts two further bedrooms, the principal bedroom with an en suite shower room.

OUTSIDE

Outside, the private rear garden is attractively landscaped with mature shrubs and planting, complemented by a paved terrace ideal for outdoor dining. Access to a double garage with twin up-and-over doors, power, and lighting, along with pedestrian access to the rear.

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, 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.

DIRECTIONS

What3words:///signed.doted.fall

SERVICES

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

Broadband: Ultrafast is available in the area
Mobile Phone: Network coverage is reported to be excellent indoors and out (Information from <https://www.ofcom.org.uk>)

Council Tax Band E - Local Authority Dorset County Council (Tel: 01305 251010)

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



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient - higher running costs		
England & Wales		

Peverell Avenue West, Poundbury, Dorchester

Approximate Area = 1535 sq ft / 142.6 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Garage = 367 sq ft / 34 sq m

Total = 1907 sq ft / 177 sq m

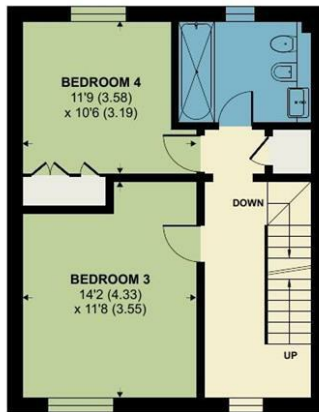
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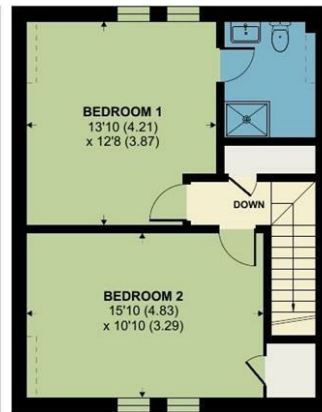
Denotes restricted
head height



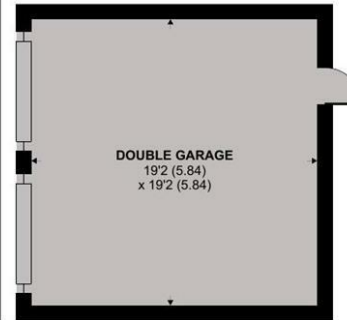
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



DOUBLE GARAGE
19'2 (5.84)
x 19'2 (5.84)



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: 1524701



Poundbury/PGS/26.09.26



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