

Plot 77

1 Tideford Court, Poundbury, Dorchester, Dorset

Plot 77

1 Tideford Court
Poundbury
Dorchester
Dorset DT1 3BY

A brand new, detached coach house with its own enclosed garden and two allocated parking space, positioned within a quiet location, close to Queen Mother Square.

2 1 1

- Open plan kitchen/living/dining room
- Separate utility room
- Two double bedroom
- Enclosed rear garden & two allocated parking spaces
- NHBC 10-year Warranty
- Close to Queen Mother Square
- Council tax band: New build (TBC)
- EPC B

Asking Price £365,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk







THE PROPERTY
This coach house is a freehold property built in 2025 by local and reputable builders, CG Fry & Son. The property offers open plan living, two double bedrooms, enclosed garden and two allocated parking spaces, situated close to Queen Mother Square.

ACCOMMODATION
On the ground floor a hall with stairs rising to the first floor. Door to an open plan kitchen dining room with double glazed doors opening out to the garden. The kitchen will be fitted with a range of wall and floor mounted units with worktop surfaces and integrated appliances. There is a separate storage cupboard and cloakroom.

On the first floor a spacious sitting room, two double bedrooms and principal bedroom. A family bathroom and airing cupboard.

The ground floor can be accessed through a spacious entrance hall that leads to a useful utility room with understairs storage cupboard. A staircase leads to the first floor landing, which has skylight windows, an airing cupboard and a storage cupboard.

The kitchen/living/dining room is open plan with the kitchen comprises a range of wall and floor mounted units, worktops, an integrated fridge, freezer, dishwasher, washer/dryer, double electric oven and a hob with an extractor hood above.

There are two double bedrooms, and a spacious family bathroom.

Please Note:
Images include virtually staged furniture for illustrative purposes only. Please note that any wardrobes or shelving shown are not fitted.

SITUATION
Poundbury is designed with a set of key human-centred principles - to put people before cars, integrated places of work with homes and invest in buildings of exceptionally high construction quality and aesthetic standards. Since breaking ground in 1993, the community has achieved worldwide acclaim from architects, town planners, academics, and house builders, both for its intelligent design and success in creating a highly desirable and diverse new community. Queen Mother Square is the centre of life in Poundbury, with its collection of independent shops - including a butcher and a Waitrose supermarket and The Duchess of Cornwall Inn. Smaller squares, beautiful gardens and wilder areas of parkland are woven into the fabric of Poundbury, including the formal gardens and expansive lawns of Pavilion Green stretching north of Royal Pavilion.

A short journey from both Dorchester South and Dorchester West stations, residents of Pavilion Green East are easily connected to the South West trains network, with direct trains into London Waterloo and Bristol Temple Meads. The A35 and A37 open up all of Dorset's wonderful landscape, which is recognised as an Area of Outstanding Natural Beauty, as well as providing easy access to its dramatic coastline from Lyme Regis and the Jurassic Coast to Corfe Castle and the Isle of Purbeck.

DIRECTIONS
What3words///skirt.changing.questions

OUTSIDE
The property benefits from an enclosed garden and two allocated parking spaces.

SERVICES
Electricity, gas, water and mains drainage. Gas fired central heating.
The property will include a NHBC 10-year warranty.

Local Authority
Dorset Council Tel: 01305 251010

Council tax band: TBC
EPC: B

Tenure
Freehold

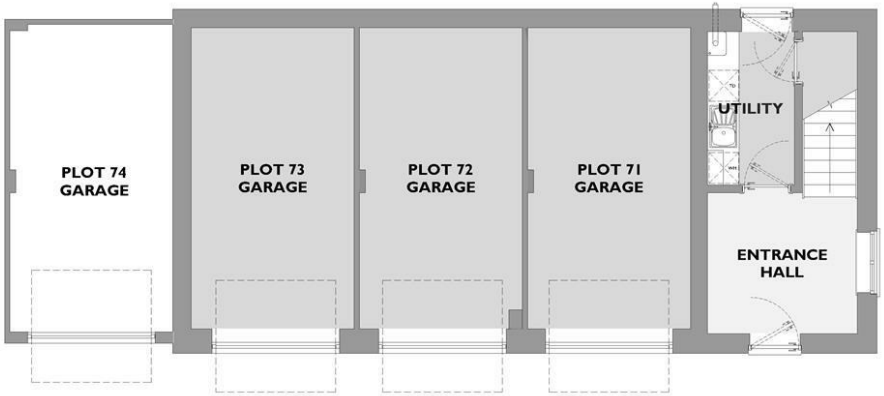








FIRST FLOOR



GROUND FLOOR

PLOT 77

TWO BEDROOM HOME

FIRST FLOOR

Living /Dining Room
3.42 x 5.71m (11'3 x 18'9ft)

Kitchen
2.69 x 2.76m (8'10 x 9'1ft)

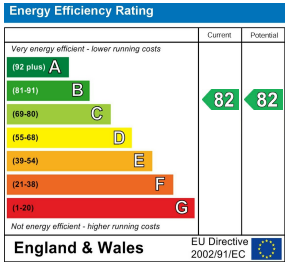
Bedroom 1
3.07 x 3.79m (10'1 x 12'5ft max)
(Dimensions excluding door recess)

Bedroom 2
3.10 x 2.67m (10'2 x 8'9ft max)
(Dimensions excluding door recess)

GROUND FLOOR

Entrance Hall
2.86 x 2.68m (9'5 x 8'10ft)

Utility
1.66 x 2.92m (5'5 x 9'7ft)





Poundbury/PGS/04.11.26Rev

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