



Phase 2, Horseshoe Lane, Martinstown, Dorchester, DT2 9JF

Now released Phase 2 of this prestigious development on the edge of Martinstown with completion due Spring 2027.



- Phase 2 now released
- Two detached brick and flint family homes
- Kitchen and breakfast room
- Two reception rooms

- Four bedrooms and three bathrooms
 - Double garage
 - Enclosed gardens
- Register your interest now

Prices From £900,000

Freehold

THE PROPERTY

Phase 2 will comprise two attractive brick-and-flint detached family homes, each offering spacious well-planned accommodation. Traditional design and built, the properties will feature two reception rooms, a spacious kitchen/breakfast room, cloakroom, and utility room. Upstairs, there will be four bedrooms and three bathrooms.

Externally, each home will benefit from private garden, ample parking, and a double garage.

SITUATION

Horseshoe Lane is situated on the edge of this attractive and popular village, about 1.5 miles and 3 miles south-west respectively from Poundbury and Dorchester. Village facilities include a parish church, village shop/office, village hall, public house and a farm shop. Poundbury has a vibrant mix of residential, commercial, Damers First School and shops; there are boutique shops, cafes and with Waitrose and The Duchess of Cornwall public house in the acclaimed Queen Mother's Square.

Dorchester has an extensive range of facilities including, Dorchester Middle School, The Thomas Hardy School, 1610 Dorchester Sports Centre and the Dorset County Hospital. The coastal towns of Weymouth and Bridport can be found to the south and south west.

MATERIAL INFORMATION

Council Tax Band - TBC New Build

EPC - New build

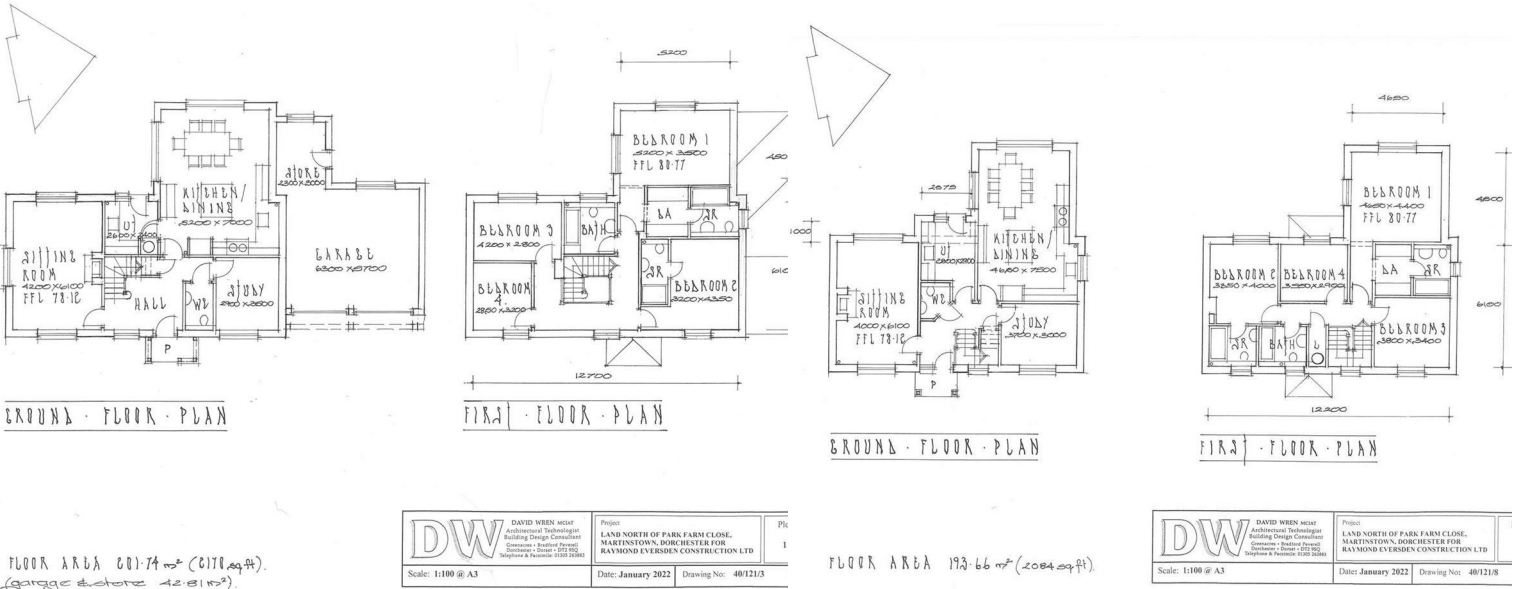
Build Warranty - Please contact the office on 01305 251154 for the 'Specification for guidance and discussion purposes/General Elements of Construction Details' documentation.

Service Charge - Horseshoe Lane Management (Martinstown) LTD

The estimated cost for maintenance and insurance of the common areas are likely to equate to £55.00 per month per dwelling.

This is to include:

- Mowing,
- Hedge cutting,
- Drain/ditch maintenance.
- Insurance,
- Admin and accountancy.



Poundbury/JS/May26



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