



Symonds
& Sampson

The Coach House

5 Shapley Court, Poundbury, Dorchester, Dorset

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5 Shapley Court
Poundbury Dorchester
Dorset DT1 3TA

A two-bedroom coach house offering spacious and well-proportioned living space, along with the bonus of two garages.



- Open plan living
- Principal bedroom with ensuite
- Guest bedroom and bathroom
 - Two garages
- Quiet tucked away position
- Within easy reach of The Buttermarket and Queen Mother Square

Guide Price **£325,000**

Freehold

Poundbury Sales
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THE PROPERTY

As you enter the property, you are greeted by a welcoming entrance hall with access to one of the garages, which is currently being used as a studio or home office. From here, a staircase leads to a first-floor landing with access to all the principal rooms.

The focal point of this modern home is the bright and spacious open-plan kitchen, dining, and sitting room. This area is flooded with natural light from two skylights, front-facing windows, and a side elevation window. The windows are adorned with elegant hardwood shutters, and the room features hardwood flooring. The well-appointed kitchen includes a range of wall and floor-mounted units with ample work surfaces. It is equipped with a fitted electric oven, gas hob, extractor fan, and space for a washing machine, combining functionality with style.

The principal bedroom boasts an en suite shower room and skylight, while the guest bedroom features built-in wardrobes for ample storage and a separate bathroom.

Below the main living space, there are two garages, both with up-and-over doors, power, and lighting.

Possible use for home office subject to the relevant consent being obtained.

SITUATION

The coach house is situated in a convenient location close to both the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, butchers, Luxury Monart Spa, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctors surgery along with a number of specialist outlets.

Dorchester town centre is situated approximately one and half 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:///headers.purified.tune

SERVICES

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

Broadband- Superfast broadband is available
Mobile phone coverage- It is reported that you are likely to have network coverage for both indoors and outdoors
(Information from <https://www.ofcom.org.uk>)

Council Tax Band C

Manco Charge

We are advised that there is a sum of circa £225.00 pa payable to the Poundbury Estate.

Tenure of the property: Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A		
Energy efficient (lower running costs)	B		
Decent (lower running costs)	C	78	77
Below average (higher running costs)	D		
Energy inefficient (higher running costs)	E		
Very energy inefficient (higher running costs)	F		
Worst energy efficiency (higher running costs)	G		
England & Wales		EU Directive 2002/91/EC	

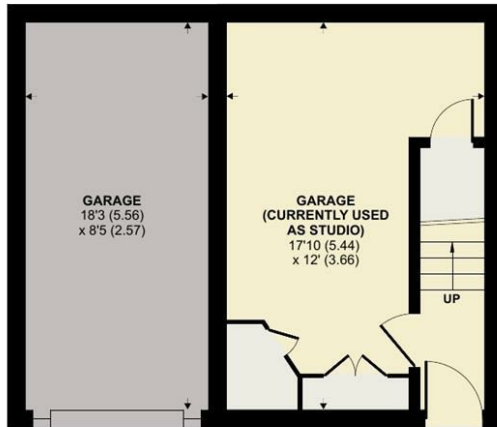
Shapley Court, Poundbury, Dorchester

Approximate Area = 912 sq ft / 84.7 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1140011



Poundbury/PGS/29.09.26



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