

Symonds
& Sampson

25 Victor Jackson Avenue

Poundbury, Dorchester, Dorset

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Poundbury
Dorchester
Dorset DT1 3GY

An imposing detached residence with three reception rooms, conservatory, kitchen/breakfast room, four bedrooms, three bathrooms, walled garden and double garage.



- Elegant detached home
- Spacious accommodation over three storeys
 - Kitchen/breakfast room
 - Dual aspect sitting room
 - Conservatory
 - Attractive enclosed garden
 - Double garage

Guide Price **£800,000**

Freehold

Poundbury Sales
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THE PROPERTY

A substantial and impressive detached house with a regency facade of red clay bricks in the Flemish style together with a stone portico of Doric columns, portico entrance door, oriel fan and sidelight glazing. This elegant and beautifully presented house offers an abundance of natural light together with well proportioned rooms.

ACCOMMODATION

To the ground floor a welcoming entrance hall, cloakroom, useful study and dining room with double doors leads into a conservatory with a tiled floor and French doors opening into a private walled garden. The kitchen/breakfast room includes an attractive range of wall and floor-mounted units with worktop surfaces over along with a central island. Integrated appliances include an eye-level double oven, electric hob with cooker hood over, fridge, freezer and dishwasher. The adjoining utility room has plumbing and space for a washing machine and an external door to the rear garden. There is access from the kitchen into the double garage.

On the first floor is a dual-aspect sitting room with a bay window and feature fireplace. There is a spacious principal bedroom with a dual aspect and en-suite shower room with twin vanity unit. The second floor provides three bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom with corner bath. The current owner has upgraded and modernised all bathrooms and en-suites.

OUTSIDE

The house enjoys an impressive enclosed private walled garden with pedestrian access to the side. The garden offers a paved sun terrace providing a secluded spot for al fresco dining, with lawned and gravel garden which has been tastefully landscaped with many herbaceous shrub and flower borders.

Adjoining the house is a double garage with two up and over doors, power, lighting and a pedestrian door from the rear garden.





DIRECTIONS

What3words///protect.innovate.buck

LOCATION

Poundbury is an exciting town on the outskirts of Dorchester built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features. Amenities include a Waitrose, plenty of parking, the delightful Duchess of Cornwall Inn, a pub and restaurant as well as a variety of boutiques, a veterinary practice, The Poet Laureate public house, Luxury Monart Spa, opticians,

dentist surgeries and doctor's surgery along with a number of specialist boutique shops and the Damers First School. Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside.

The property for sale is well situated to Buttermarket Square with two café's, Buttermarket Stores & Post Office, hairdressers, gift shops and electric car charging points. Poundbury is also within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away and offers 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 Hardy 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 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.

SERVICES

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

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for more details

Local Authority
Dorset Council Tel: 01305 251000

MATERIAL INFOMATION
Council Tax Band F
EPC D

Manco
We are advised that there is a sum or circa £225 pa payable to the Poundbury Estate.

Tenure
Freehold

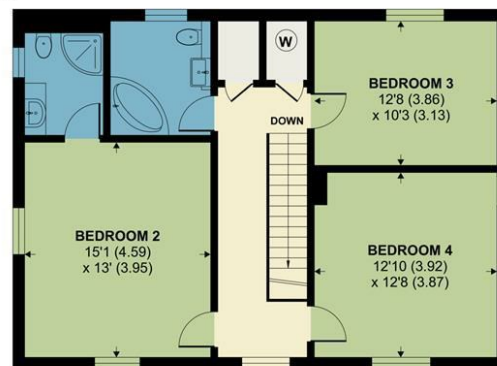
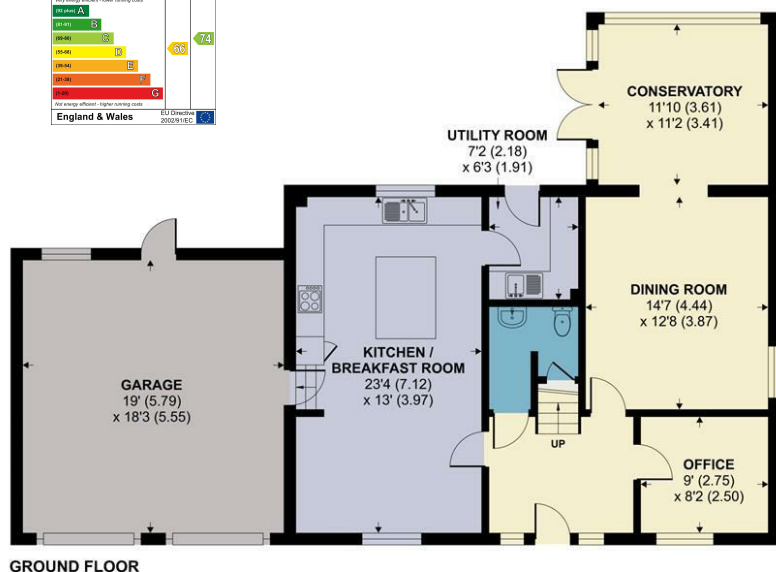
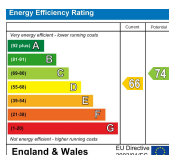
Victor Jackson Avenue, Dorchester

Approximate Area = 2460 sq ft / 228.5 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 2806 sq ft / 260.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1341867



Poundbury/PGS/03.02.26rev



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