



STONE HOUSE  
COURT  
FLATS No. 11-16...

**Pound Lane**

**Fordington Dorchester, DT1 1LP**

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# Pound Lane

Fordington Dorchester, DT1 1LP

- No Onward Chain
- Garage & Off Road Parking
- Two Double Bedrooms
- Share of Freehold - No Ground Rent
- Fully Boarded Loft
- Visitor Parking Available
- Communal Gardens
- Countryside Views
- Well Presented
- Secure Entrance System





A beautifully presented two DOUBLE BEDROOMS first floor apartment with GARAGE and OFF ROAD PARKING, set within the highly sought-after Stonehouse Court in DORCHESTER. This SPACIOUS apartment enjoys delightful COUNTRYSIDE VIEWS and forms part of a well-maintained development with attractive communal gardens and grounds. Offered with a SHARE OF FREEHOLD and no ground rent payable, along with NO ONWARD CHAIN, the property presents an excellent opportunity for both homeowners and investors alike. Further added perks are a SECURE ENTRANCE SYSTEM, VISITOR PARKING, and a peaceful yet convenient setting.



Entering the via a secure communal entrance, the apartment is situated on the first floor and is presented in excellent order throughout.

The lounge diner is a particularly impressive space, offering generous proportions and an abundance of natural light. From here, you can enjoy sublime countryside views, creating a wonderful backdrop for both relaxing and entertaining. The kitchen is well-appointed with a range of eye-level and base units, providing ample work surface space. There is a built-in oven with eclectic hob, and space and plumbing for a washing machine is conveniently located within a storage cupboard. The kitchen also benefits from attractive views across the dale. Both bedrooms are comfortable doubles. Bedroom one is a generous principal room, while bedroom two is also a good-sized double, ideal for guests, family, or use as a home office. The bathroom comprises a bath with shower over, vanity wash hand basin, and W.C., finished in a clean and neutral style.

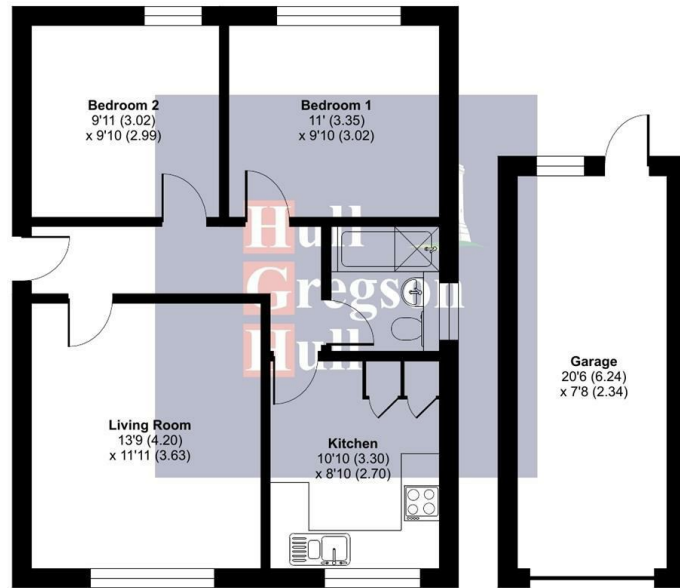


Storage is a real feature of the property, with excellent options including a fully boarded loft, offering valuable additional space.

Externally, the private garage provides further storage and benefits from power and lighting, with off-road parking available directly in front. The development is set within well-maintained communal gardens and grounds, completing this appealing home.

## Pound Lane, Fordington, Dorchester, DT1

Approximate Area = 604 sq ft / 56.1 sq m  
 Garage = 160 sq ft / 14.9 sq m  
 Total = 764 sq ft / 71 sq m  
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1409186

### Living Room

13'9" x 11'10" (4.20 x 3.63)

### Kitchen

10'9" x 8'10" (3.30 x 2.70)

### Bedroom One

10'11" x 9'10" (3.35 x 3.02)

### Bedroom Two

9'10" x 9'9" (3.02 x 2.99)

### Garage

20'5" x 7'8" (6.24 x 2.34)

### Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

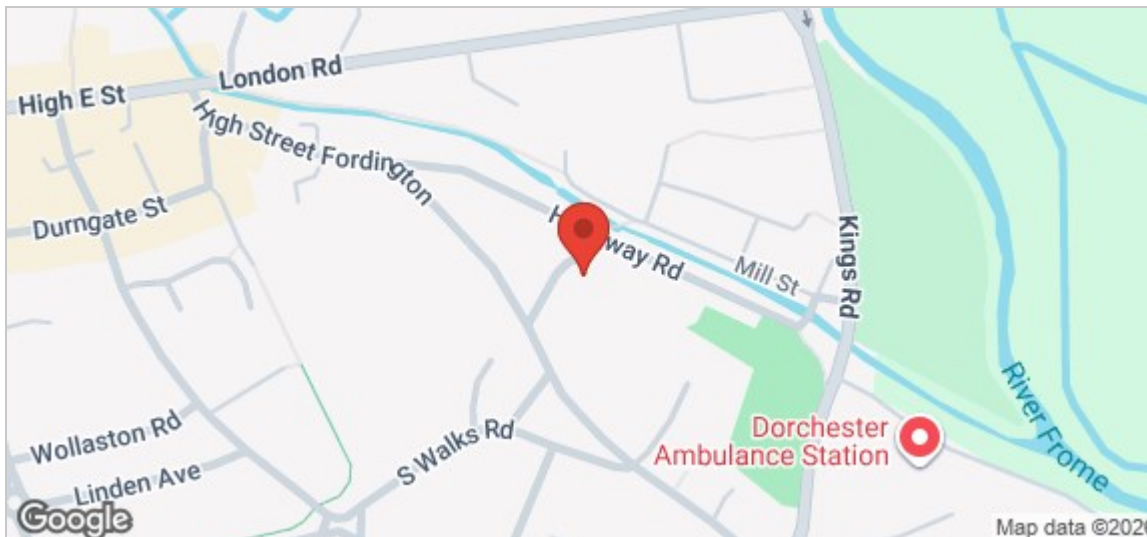
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.gov.uk/](http://checker.ofcom.gov.uk/)

### Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	75
EU Directive 2002/91/EC		

England & Wales

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

England & Wales