



Symonds  
& Sampson

# 5 Hayward Square

Poundbury, Dorchester, Dorset

# 5 Hayward Square

Poundbury  
Dorchester  
Dorset DT1 3FG

A delightful well-proportioned and stylish residence located in one of Poundbury's most favoured locations overlooking a central green, with easy access to the Great Field.



- Overlooking Hayward Square
- Dual aspect sitting room
- Kitchen/dining room with utility room
- Principal bedroom with impressive dressing room and en-suite bathroom
  - Enclosed garden
- Single garage & parking space

Guide Price **£625,000**

Freehold

Poundbury Sales  
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## INTRODUCTION

Built in 2019 this attractive end of terrace home under a slate roof, with accommodation over three storeys, enclosed garden, garage and parking.

## THE PROPERTY

This immaculately presented house is arranged over 3 floors and comprises; entrance hall with cloakroom, an understairs storage cupboard and a double aspect sitting room with coal effect gas fire and French doors leading to the rear garden terrace. There is a well-appointed fitted kitchen/dining room with a range of wall and floor mounted units with worktops over. Integrated appliances include; double electric oven, 5 ring gas hob with extractor hood above, dishwasher, fridge/freezer. There is a useful utility room with space for a washing machine and dryer with access to the rear garden.

To the first floor there is a spacious landing, airing cupboard and store cupboard, two double and one single bedroom together with an impressive family bathroom.

The second floor provides a stunning dual aspect principal bedroom with dressing room and a master en suite with dual sink, shower, and bath. There is a double Juliette balcony to the rear enjoying far reaching views across Poundbury towards Dorchester and beyond.

## OUTSIDE

Outside the property enjoys an enclosed south east facing garden with a paved sun terrace that stretches the length of the property with attractive iron balustrade. Steps lead down to a lawn garden with shrub and tree borders, with pedestrian rear access, single garage and a parking space.

## SITUATION

Hayward Square is conveniently situated in a short walking distance from both the Great Field and Queen Mother Square with all its associated amenities.

Poundbury provides a wide range of amenities including a Waitrose supermarket, award winning butchers, Luxury Monart Spa, cafés, 2 public houses, veterinary practice, dentist surgery, doctor's surgery, general store, boutiques and specialist shops. There is a regular bus service to Dorchester and surrounding villages.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library. Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

## DIRECTIONS

What3words///chops.hardback.little

## SERVICES

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

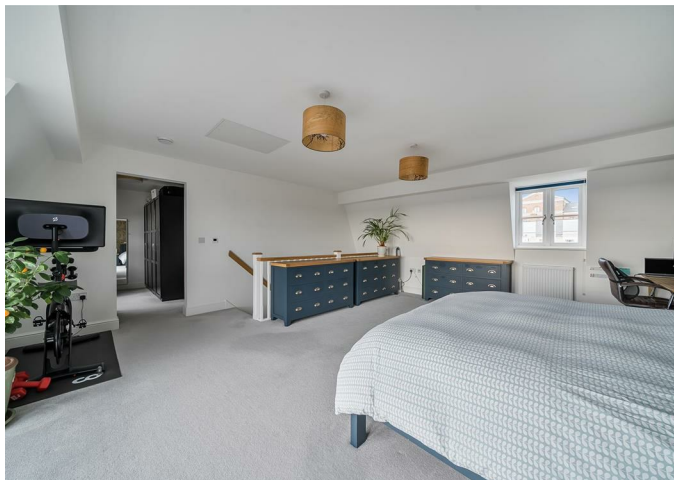
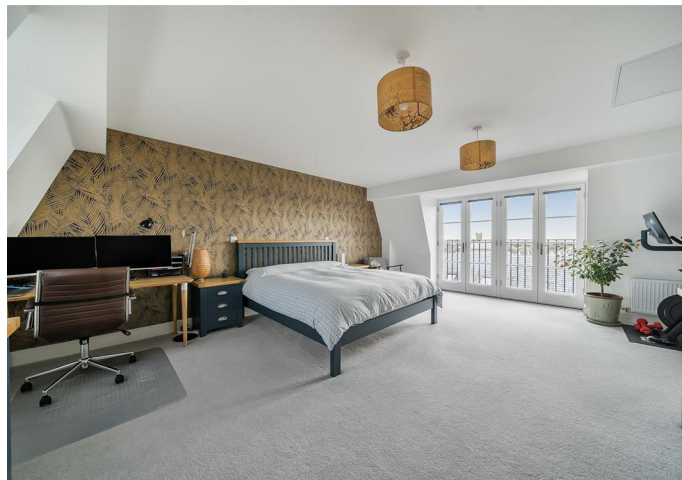
Broadband - Ultrafast speed available.  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.  
(<https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band E  
EPC B

Please Note  
We have been informed by our client that the garage is leasehold with approximately 993 years remaining and contribute 10% towards the building insurance.

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



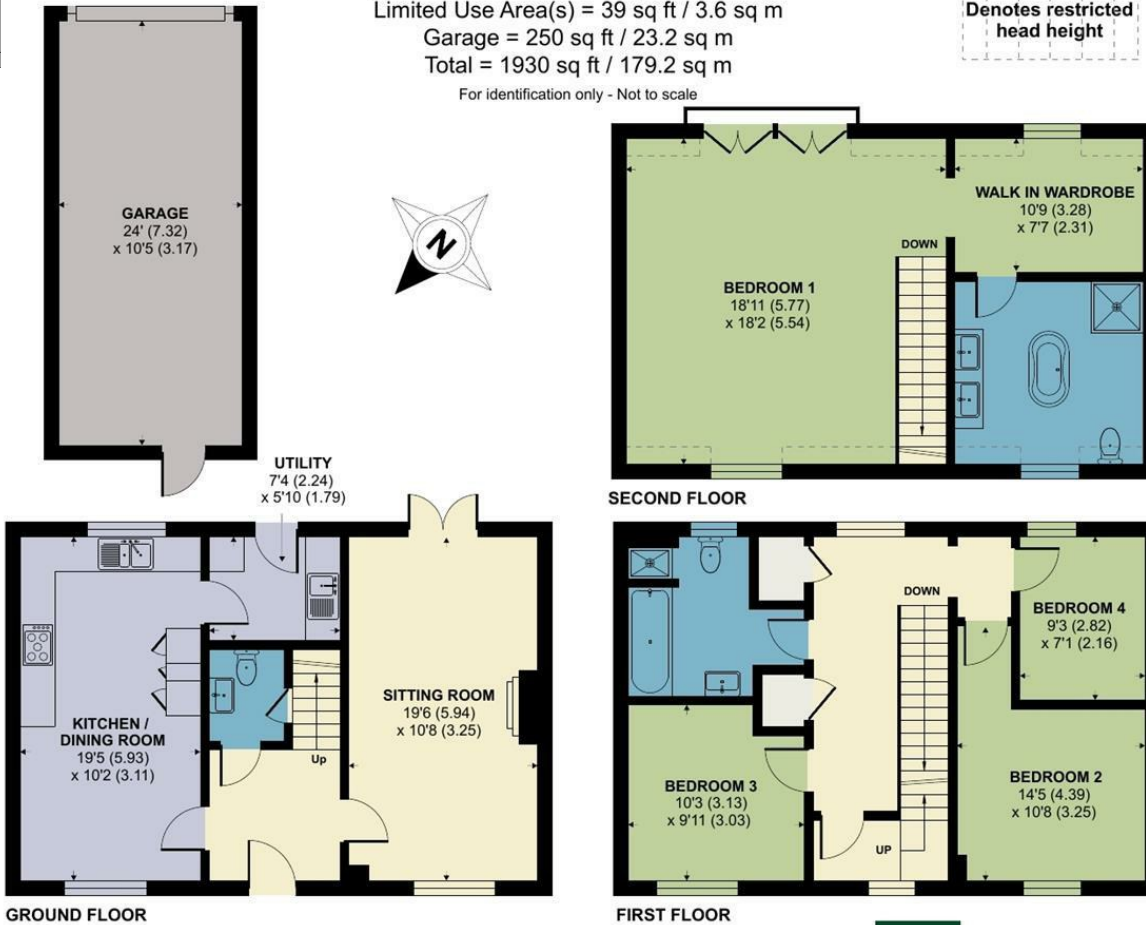
Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A	92		
B	84		
C			
D			
E			
F			
G			
Very energy inefficient - highest running costs			
England & Wales			
EU Directive 2002/91/EC			

# Hayward Square, Poundbury, Dorchester

Approximate Area = 1641 sq ft / 152.4 sq m  
 Limited Use Area(s) = 39 sq ft / 3.6 sq m  
 Garage = 250 sq ft / 23.2 sq m  
 Total = 1930 sq ft / 179.2 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1424299



Poundbury/pgs/26.3.26



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