



Symonds
& Sampson



4 Bindon Lane
Poundbury, Dorchester

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Bindon Lane
Poundbury
Dorchester
Dorset DT1 3EF

An attractive modern semi-detached home with beautiful interior, landscaped enclosed garden and double garage, situated close to The Great Field.



- Beautifully presented throughout
 - Spacious sitting room
 - Kitchen/dining room
- Attractive landscaped garden
 - Double garage
- Elegant high ceilings & fitted wardrobes

Guide Price **£525,000**

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

On the ground floor, an entrance vestibule with useful downstairs cloakroom, leads into a sitting room with front aspect window. The impressive open plan kitchen/dining room is extensively fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a range of integrated appliances comprising of fridge, freezer, 'Bosch' dishwasher and washing machine, together with a built in electric oven, 4 ring gas hob and extractor hood. There is also a freestanding dishwasher. French doors at the rear open onto a delightful, enclosed garden.

On the first floor is an airing cupboard and hatch to a loft space. There are 3 spacious bedrooms, the principal and guest bedroom both with 'Hammonds' fitted wardrobes and a contemporary fitted bathroom suite with bath with shower over with glazed shower screen.

There are shutters to all front aspect windows.

OUTSIDE

Externally to the front there is a small garden area with shrubs and wrought iron railings.

The enclosed rear garden has been beautifully landscaped which is part laid to lawn with Indian paved stone patio, flower and shrub borders with seasonal colour. Timber gate

leading to a double garage with light, power, and an up and over doors.

SITUATION

Bindon Lane 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:///recently.maternal.venturing

SERVICES

Mains gas, electric, water and drainage.

Gas fired central heating system.

Broadband: Ultrafast is available in the area
Mobile Phone: Network coverage is reported to be excellent indoors and out (Information from <https://www.ofcom.org.uk>)

Council Tax Band D - Local Authority Dorset County Council (Tel: 01305 251010)

MATERIAL INFORMATION

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

Photos taken June 2026.

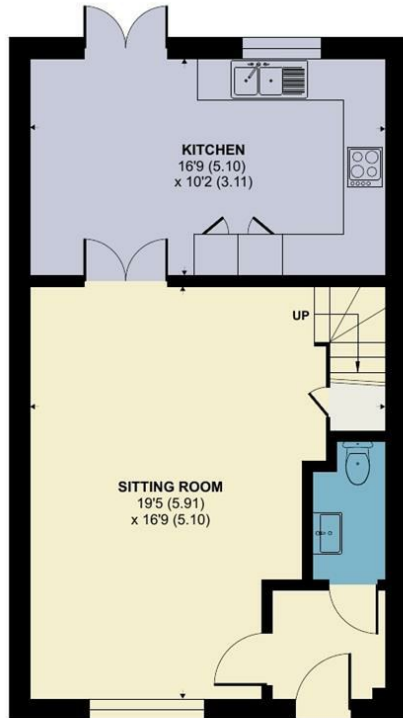


Bindon Lane, Poundbury, Dorchester

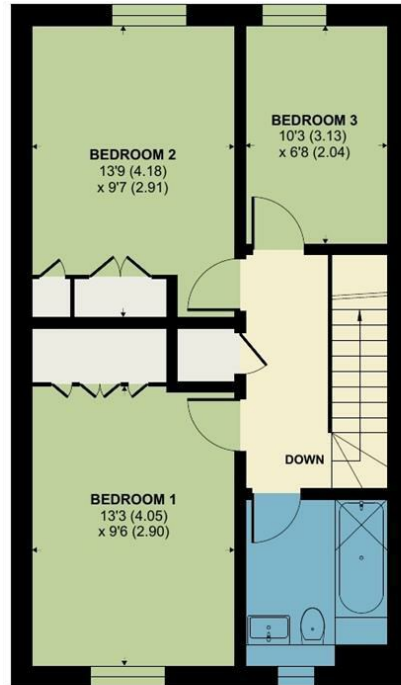
Approximate Area = 1006 sq ft / 93.4 sq m
Garage = 374 sq ft / 34.7 sq m
Total = 1380 sq ft / 128.1 sq m

For identification only - Not to scale

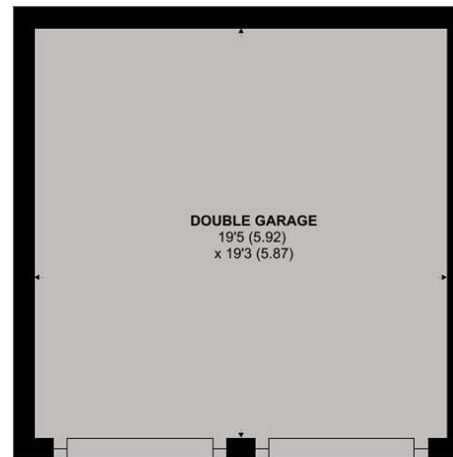
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1480705



Poundbury/PGS/07.07.26



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