



Symonds
& Sampson

3 Ladock Terrace

Poundbury, Dorchester

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Poundbury
Dorchester
DT1 3AW

An elegant, double fronted end of terrace town house situated on the edge of Poundbury with open country views encompassing Maiden Castle.



- Dual aspect kitchen/dining room with utility room
 - Ground floor snug & study/office
- Triple aspect first floor sitting room
 - First floor balcony
 - Enclosed garden
 - Double garage

Guide Price **£650,000**

Freehold

Poundbury Sales
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THE PROPERTY

A delightful family home arranged over three floors and providing a well-proportioned and well-appointed interior with high ceilings, deep windows, and abundance of natural light. The layout is ideal for families with living space over the ground and first floor with bedrooms and bathrooms to the first and upper floors.

On the ground floor there is an entrance hall, cloakroom, study/office, snug with double doors leading onto the rear garden. The kitchen/dining room is fitted with a range of wall and floor units with granite worktops. There are integrated appliances including; an eye level Neff oven, microwave oven, Neff induction hob with cooker hood over, dishwasher and fridge/freezer. There is also a utility room with integrated washing machine and a door that leads to the rear garden.

On the first floor the triple aspect sitting room with French doors open on to a first-floor balcony. The principal bedroom with en-suite bathroom with shower over, double French doors lead from the bedroom open onto the balcony. Both the sitting room and bedroom enjoy the far-reaching views over the surrounding countryside.

On the second floor there are three further double bedrooms, two enjoying the open views. There is also a family shower room with a modern double shower cubicle and store cupboard.

OUTSIDE

Externally there is an enclosed garden to the rear that is part laid to astro turf with a patio area abutting the property. There are raised shrub and flower beds, outdoor tap and electric point. A paved pathway leads to pedestrian access door into a double garage, one with electric door, one with up and over door, power and lighting.





SITUATION

The property is situated in a convenient location close to the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, a Monart Spa, butcher, coffee houses, opticians, restaurants and a garden centre. Across the Poundbury, there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

Dorchester town centre is less than a mile from the property and offers a comprehensive range of shopping, the Dorset County Hospital and recreational facilities including a leisure centre, library and two cinemas. The property 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 boasts mainline rail links to Weymouth, 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 and 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 ///firebird.port.obtain



SERVICES

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

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>)



Council Tax Band: F (Dorset Council - 01305 251010)

AGENTS NOTES

Manco Charge

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

Photographs taken August 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(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	



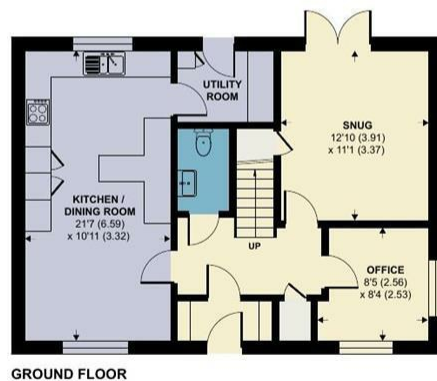
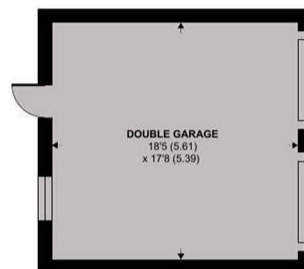
Ladock Terrace, Poundbury, Dorchester

Approximate Area = 1953 sq ft / 181.4 sq m

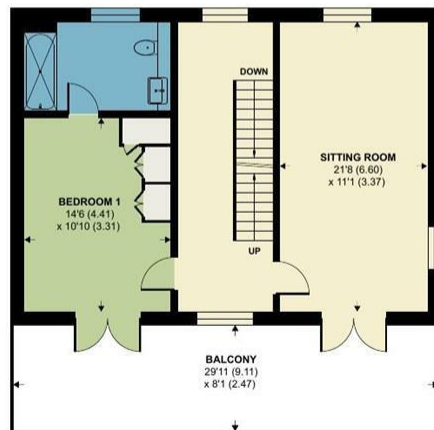
Garage = 325 sq ft / 30.1 sq m

Total = 2278 sq ft / 211.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Symonds & Sampson. REF: 1511071



Poundbury/PGS/01.9.26



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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