



# Plot 14, 1 Minard Mews

Poundbury, Dorchester, Dorset

# Plot 14

1 Minard Mews  
Poundbury Dorchester  
Dorset DT1 3LB

Two double bedroom coach house with living room, family bathroom, kitchen/dining room with garden access and 2 parking spaces.



- STAMP DUTY PAID \* to the value of £9250 and flooring included. Ready to move in to
- Open plan kitchen/dining room on the ground floor
  - First floor sitting room
  - Two double bedroom
    - Enclosed garden
  - NHBC 10-year Warranty
  - Two parking spaces

Guide Price **£385,000**

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

On the ground floor, there is a hall that leads to an open plan kitchen and dining area with double-glazed doors that open out into the enclosed garden. The kitchen is fitted with a variety of wall and floor-mounted cupboards, including counter surfaces and integrated appliances. There is a separate storage cupboard and cloakroom.

The upper floor features a spacious sitting room, two double bedrooms, one with a storage cupboard, a family bathroom, and an airing cupboard.

Timber gate from the garden to the front of the coach house and two parking spaces.

The property will include a NHBC 10-year warranty and benefits from a gas fired central heating system.

The drawings and particulars are for illustrative purposes only and shall not form part of any contract.

## SITUATION

Poundbury is an urban extension to the Dorset county town of Dorchester, designed in accordance with the principles of architecture and urban planning as advocated by His Majesty, King Charles III. Offering all the essential amenities including a large Waitrose, plenty of parking, and

a delightful pub and restaurant. The coach house is well situated to enjoy all of Poundbury's amenities.

Poundbury is also within easy reach of the scenic Dorset countryside and Dorchester town centre is just 1 mile away. The development is 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.

## DIRECTIONS

The property postcode is DT1 3LB, awaiting registry through HM Land Registry. Found just off Great Cranford Street by Dunabridge Square.

## SERVICES

Electricity, gas, water and mains drainage. Gas fired central heating.

Local Authority  
Dorset Council Tel: 01305 251010

## MATERIAL INFORMATION

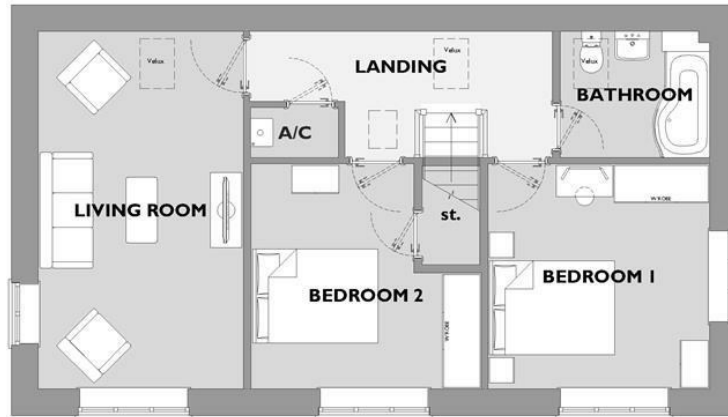
Council tax band: TBC  
EPC: Predictive Assessment: B

Tenure  
Freehold



# PLOT 14

TWO BEDROOM HOME



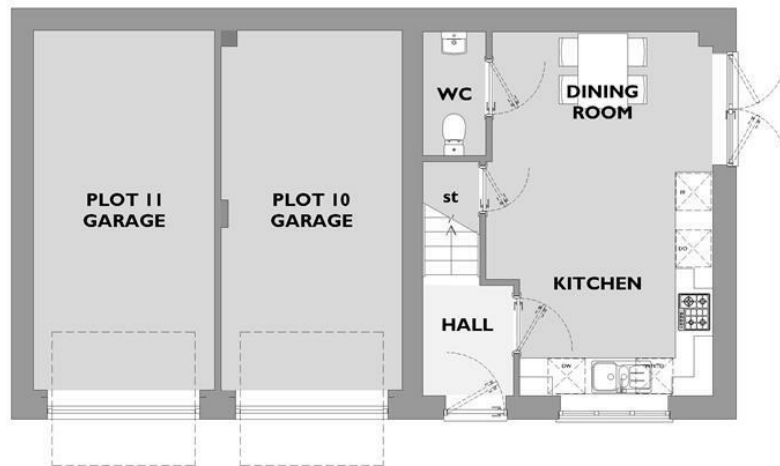
FIRST FLOOR

## FIRST FLOOR

Living Room  
3.27 x 5.71m (10'9 x 18'9ft)

Bedroom 1  
3.54 x 3.59m (11'8 x 11'10ft)

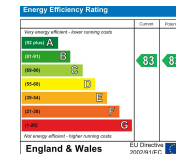
Bedroom 2  
3.68 x 3.59m (12'1 x 11'10ft max)  
(Dimensions including store)



GROUND FLOOR

## GROUND FLOOR

Kitchen / Dining Room  
3.08 x 5.81m (10'1 x 19'1ft max)



Poundbury/PGS/01.05.26



01305 251154

poundbury@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT