



Symonds  
& Sampson

# Flat 5, 14 Beechwood Lane

Poundbury, Dorchester, Dorset



# Flat 5

14 Beechwood Lane  
Poundbury  
Dorchester  
Dorset DT1 3TP

An elegant penthouse set over two floors within the heart of Poundbury, offering generous size accommodation.

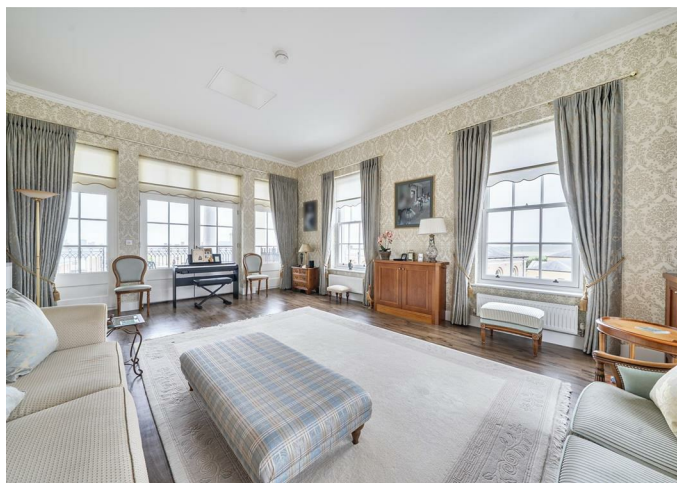


- Elegant high ceilings
- Dual aspect kitchen/dining room
- Impressive sitting room with terrace/loggia
- Principal bedroom with dressing room and stylish en-suite facilities
- Garage & parking
- Leasehold - 250 years from 2011 with 235 years remaining
- Service charge £3,048 per annum

Guide Price **£495,000**

Leasehold - Share of Freehold

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





## THE PROPERTY

From the rear of the property, is the communal entrance hallway with stairs to all floors. On the second floor the apartment door leads into a spacious welcoming reception hall with access to the open plan kitchen/dining room. The well-appointed kitchen is extensively fitted with an attractive range of wall and floor cupboards with work tops and a central island. There are a number of integrated appliances; electric oven, electric hob, integrated dishwasher, fridge/freezer and washing machine.

There are two double bedrooms on this floor. Both rooms with natural light and the impressive principal suite benefits from a dressing room and en-suite bathroom with bath and separate shower cubicle. There is also a fully tiled family bathroom situated on this floor.

Stairs rise to the top floor where a landing provides access to a study/office, a versatile room that is fitted with integrated, custom-built furniture.

Also situated this floor is a triple aspect, impressive sitting room, beautifully presented and enjoying far reaching views toward Maiden Castle. The room provides access to a delightful terrace/loggia with tiled flooring, lighting, and views over Poundbury and the surrounding countryside.

## OUTSIDE

To the rear of the building there is access to a garage in a block with power and light. There is also a parking space.

## 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, butchers, Luxury Monart Spa, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctors surgery along with a number of specialist outlets.

## DIRECTIONS

What3words///decisions.cubic.such

## SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Broadband- Ultrafast broadband is available.

Mobile phone coverage- Network coverage is limited indoors and likely outdoors  
(Information from <https://www.ofcom.org.uk>)

Local Authority Dorset Council - Tel: 01305 251010  
Council tax band E

## AGENTS NOTE

Leasehold

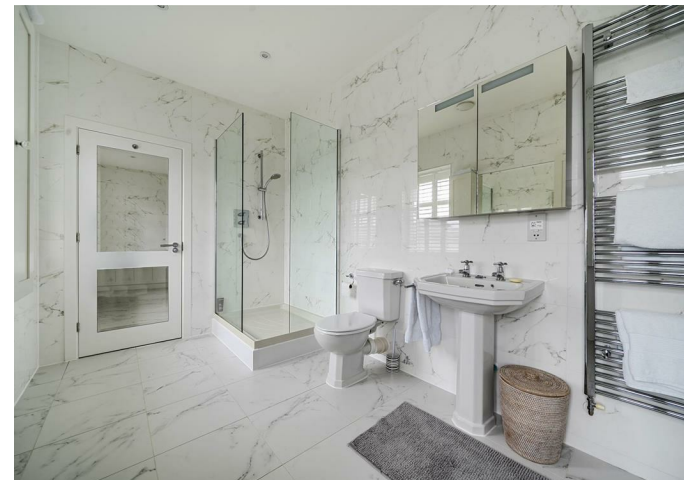
We understand from our vendor:

Leasehold – 250 years from 2011 with 235 years remaining.

The property is offered for sale with 1/6th share of the freehold.

There is an Annual Service charge of £2,500

Manco Charge - We are advised that there is a sum of circa £225 per annum payable to the Poundbury Estate.





## Beechwood Lane, Poundbury, Dorchester

Approximate Area = 1456 sq ft / 135.2 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 1503 sq ft / 139.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Symonds & Sampson. REF: 1514064



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  | 81      | 81        |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Poundbury/pgs/15.9.26



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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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