

**Anning Lane**  
Poundbury, DT1 3HJ



**Asking Price**  
**£465,000 Freehold**



# Anning Lane

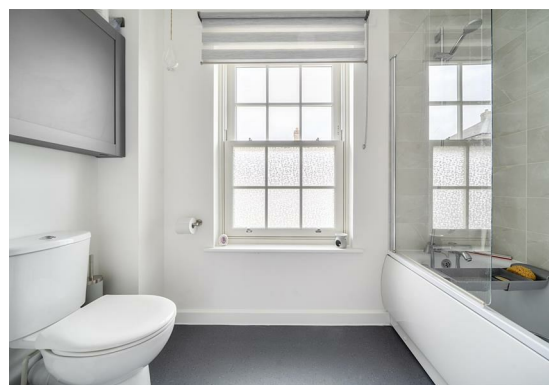
Poundbury, DT1 3HJ

- Car Port
- Allocated Parking
- Beautifully Presented
- Downstairs W.C
- Ample Storage Options
- Vendor Suited
- Poundbury
- Contemporary Kitchen
- Local Amenities Nearby
- Good Size Garden





A beautifully presented three-bedroom semi-detached MODERN HOME ideally situated on Anning Lane in the heart of the sought-after POUNDBURY development. The property offers well-planned accommodation, including a CONTEMPORARY FITTED KITCHEN, a bright and SPACIOUS living area, a convenient CLOAKROOM and AMPLE STORAGE throughout. Upstairs, there are three well-proportioned bedrooms, all finished to a high standard, making the home ideal for families, professionals, or those needing flexible space.



Externally, the property benefits from a good-sized PRIVATE GARDEN, along with ALLOCATED PARKING and a CAR PORT, providing both comfort and practicality.

Located within easy reach of local amenities and just a short drive from Dorchester town centre, this home is perfectly positioned for modern living. The VENDOR IS ALREADY SUITED helping to streamline the buying process, and the property is also available as a 50% SHARED OWNERSHIP opportunity.



Early viewing is highly recommended.

Stepping into the property, you are welcomed by a central hallway with stairs rising to the first floor, setting the tone for the well-balanced accommodation throughout. To the front, the lounge/diner provides a bright and versatile living space, ideal for both relaxing and entertaining, with ample room for defined seating and dining areas.

To the rear, the kitchen spans the width of the property and is thoughtfully designed for modern living. It features a range of fitted units offering excellent cupboard storage, integrated appliances including an oven and dishwasher, and space for a large fridge freezer. A cloakroom is conveniently accessed from the kitchen, and there is direct access out to the rear garden, making this a practical and sociable hub of the home.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom and bedroom two both benefit from built-in storage, while bedroom three is good size single room which provides flexibility as a nursery, guest room or home office. A contemporary family bathroom and additional storage from the landing complete the upper floor.



Externally, the rear garden is beautifully maintained and designed for low-maintenance enjoyment, offering a private and peaceful setting to relax or entertain. The garden also benefits from rear access and a large storage shed and greenhouse,, adding to the practicality of the home. Allocated parking and a car port further enhance the convenience.

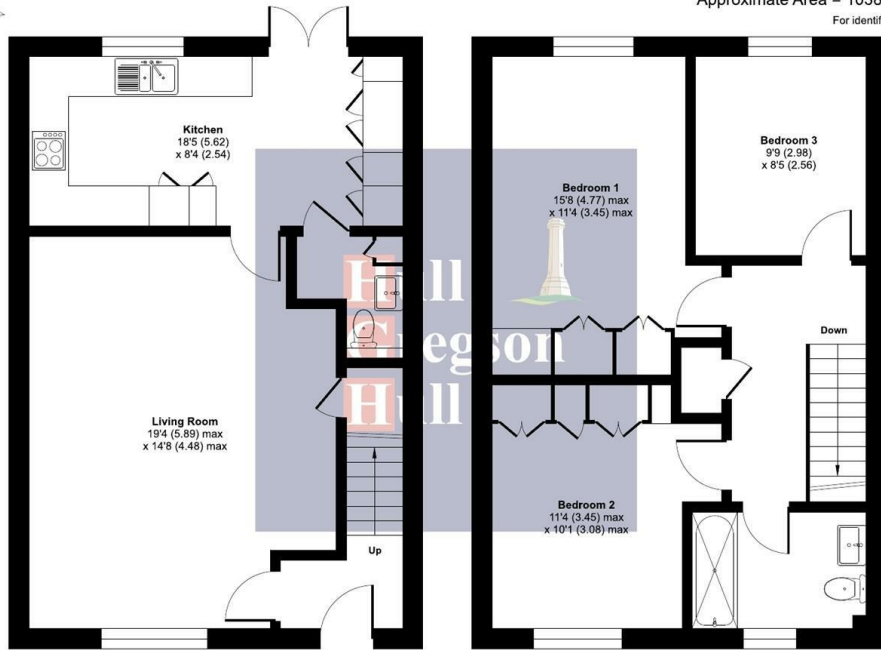
The central heating is set in two zones, upstairs and downstairs, which both can be managed separately giving more control and comfort.

Positioned in the heart of Poundbury, this property enjoys a lifestyle defined by community and convenience, with a range of independent cafés, shops, green spaces and everyday amenities just a short stroll away, as well as easy access into Dorchester. A perfect blend of modern comfort and village-style living.

# Anning Lane, Poundbury, Dorchester, DT1

Approximate Area = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1453122

**Lounge/Diner**  
19'3" max x 14'8" (5.89 max x 4.48)

**Kitchen**  
18'5" x 8'3" (5.62 x 2.54)

**W.C**

**Bedroom One**  
15'7" max x 11'3" max (4.77 max x 3.45 max)

**Bedroom Two**  
11'3" max x 10'1" max (3.45 max x 3.08 max)

**Bedroom Three**  
9'9" x 8'4" (2.98 x 2.56)

**Bathroom**

### Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. There is a £225 PA MANCO Charge for Poundbury.

Property type: Semi-Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

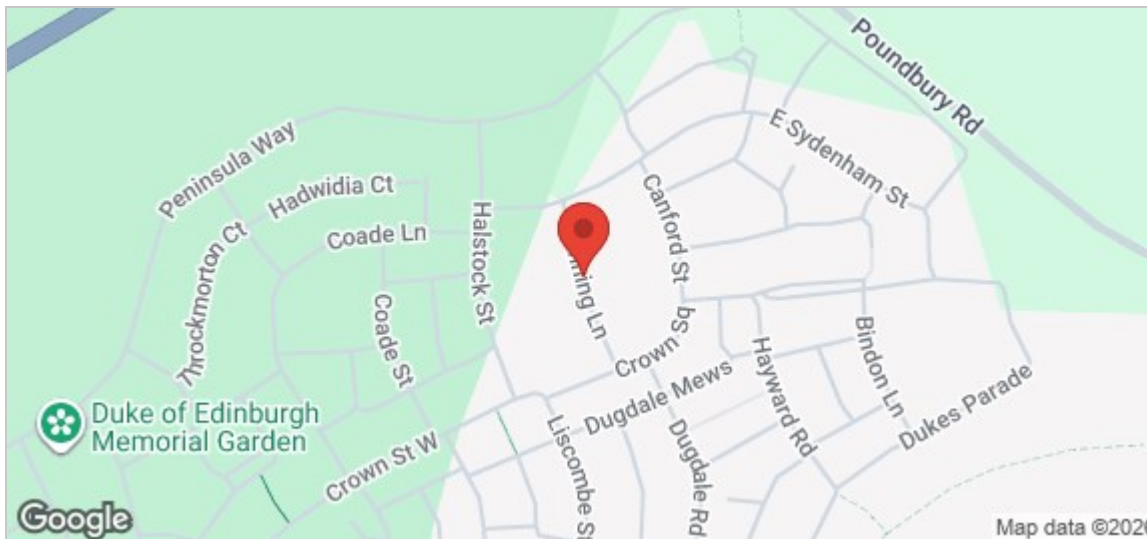
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

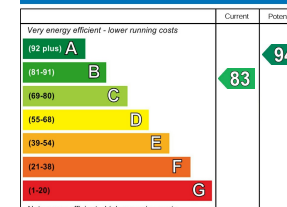
### Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

