

Symonds  
& Sampson



1 Challacombe House  
Challacombe Street, Poundbury, Dorchester,



# 1 Challacombe

Challacombe Street

Poundbury

Dorchester

DT1 3SW

Situated on the 1st floor in this landmark building, a two bedroom, two bathroom apartment with lift to all floors, offered with no forward chain.



- Dual aspect sitting/dining room
- Fitted kitchen with separate utility room
- Principal bedroom with dressing room and en-suite
  - Lift to all floors
  - Unique atrium in the building
  - No forward chain
- Leasehold - 125 years from 2005 with 104 years remaining
- Ground rent £150 per annum. Service charge £2,405.24 per annum

Guide Price **£225,000**

Freehold

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



## INTRODUCTION

A first-floor apartment occupying an elevated position situated in this attractive building, close to a wide range of amenities.

## THE PROPERTY

The accommodation comprises of a communal hallway with a distinctive atrium within Challacombe House, an intercom entry system with lift to all floors as well as a staircase. Within the apartment the hallway overlooks the atrium, there are two storage cupboards with access to a dual aspect sitting/dining room with two large sash windows, giving an abundance of natural light. Leading off the reception room is the fitted kitchen comprises; a range of wall and floor mounted units with worktops over, integrated electric oven and induction hob with extractor hood over and space for white goods. There is also a useful utility room with space for a washer/dryer.

There is a family bathroom and two double bedrooms one with built in wardrobes. The principal bedroom benefits from a dressing area and en-suite shower room.

## OUTSIDE

Off road parking is available to residents at the front of the building.

## 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:///musician.rushed.superhero

## SERVICES

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

Local Authority  
Dorset Council 01305 251010

There is mobile & broadband coverage in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Council Tax Band C  
EPC D

Manco 3  
We are advised that there is a sum of circa £240 pa payable to the Poundbury Estate.  
Service charge £2,405.24 per annum  
Ground rent £150 per annum





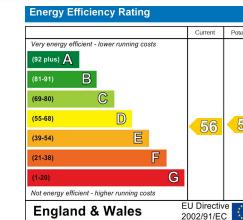
## Challacombe Street, Poundbury, Dorchester

Approximate Area = 861 sq ft / 79.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n'checom 2026. Produced for Symonds & Sampson. REF: 1401880



Poundbury/pgs/4.2.26



40 ST JAMES'S PLACE SW1

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 or 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