

Symonds  
& Sampson



14 St. John Way  
Poundbury, Dorchester

# 14 St. John Way

Poundbury  
Dorchester  
Dorset DT1 2FG

A substantial, five bedroom, link-detached property situated in a no-through road with uninterrupted views of The Great Field.



- Spacious accommodation over three storeys
  - Dual aspect sitting room
- Kitchen/dining room with a separate utility room
  - Principal bedroom with en-suite bathroom
  - Guest bedroom with en-suite shower room
  - Enclosed low maintenance garden & garage



Guide Price **£785,000**

Freehold

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



## THE PROPERTY

An imposing, arts and crafts inspired residence offering well-presented accommodation with an abundance of natural light. Externally, there is a low maintenance rear garden and garage.

## ACCOMMODATION

To the ground floor is a welcoming entrance hall with a useful storage cupboard and cloakroom. Double doors leads into the sitting room with front aspect views over The Great Field and French doors opening onto an enclosed garden. A further set of double doors leads from the entrance hall into the dining room that leads onto a stylish and modern kitchen. The kitchen includes an attractive range of wall and floor-mounted units with worktop surfaces. Integrated appliances include a cooker hood, fridge, freezer and dishwasher, there is also space for a freestanding oven. The adjoining utility room has plumbing and space for a washing machine and an external door to the rear garden.

To the first floor there is a sizable principal bedroom with fitted wardrobes and well-equipped en-suite bathroom. The guest bedroom also benefits from fitted wardrobes and an en-suite shower room. There is also a 5th bedroom/study with a small bay window with a front aspect. On the second floor there are two dual aspect

double bedrooms and a family bathroom. Both front aspects enjoys views over The Great Field.

## OUTSIDE

Externally, there is a landscaped low maintenance garden, with side gated access and a personal door into a garage with an electric up and over door.

## SITUATION

The property is situated in a convenient location overlooking The Great Field, a short walk to Pummery Square with bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, Luxury Monart Spa, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

## DIRECTIONS

What3words ///duties.focal.puppy

## SERVICES

Mains water, drainage, electricity and gas connected. Gas fired central heating.

Local Authority  
Dorset Council Tel: 01305 251010  
Council Tax Band G

Broadband-Ultrafast broadband is available.  
Mobile phone coverage- Network coverage is likely both indoors and out  
(Information from <https://www.ofcom.org.uk>)

## AGENT NOTE

Manco 2 Charge  
We are advised that there is a sum of circa £225.00 per annum payable to the Poundbury Estate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
89-91	B		
85-88	C		
82-84	D		
79-81	E		
75-78	F		
72-74	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

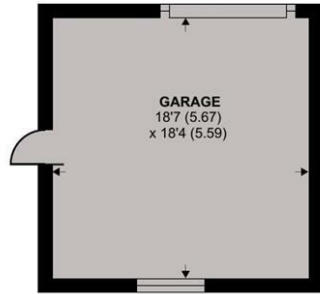


# St. John Way, Dorchester

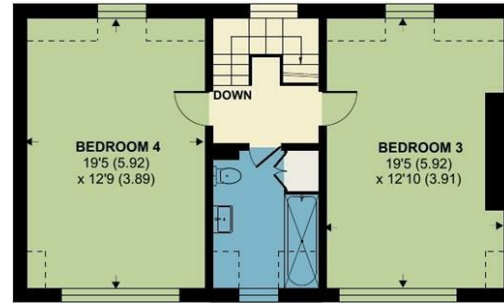
Approximate Area = 2255 sq ft / 209.4 sq m  
 Limited Use Area(s) = 76 sq ft / 7 sq m  
 Garage = 341 sq ft / 31.6 sq m  
 Total = 2672 sq ft / 248 sq m

Denotes restricted head height

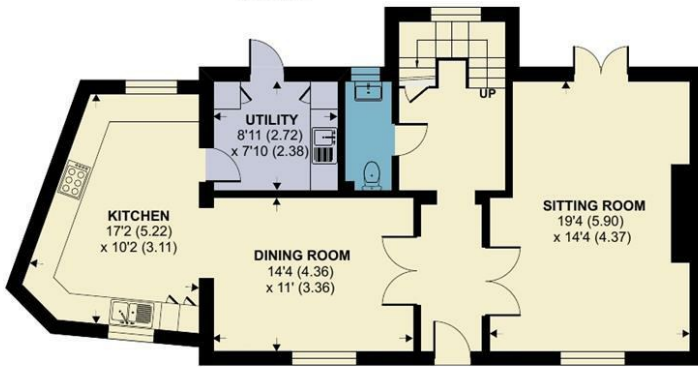
For identification only - Not to scale



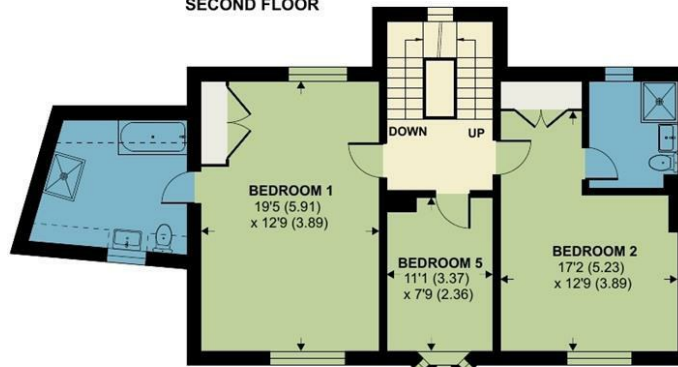
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1438914



Poundbury/pgs/12.5.26



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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. 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.