

Symonds
& Sampson

65 Woodlands Crescent

Poundbury, Dorchester, Dorset

Symonds
& Sampson
01258 321111
FOR SALE

65 Woodlands Crescent

Poundbury
Dorchester
Dorset DT1 3RQ

An elegant terraced townhouse located on the desirable Woodlands Crescent, close to Queen Mother Square.



- A leafy location in much sought after crescent
 - Kitchen/dining room
- First floor dual aspect sitting room
 - Attractive enclosed garden
 - Double garage
 - Close to local amenities

Guide Price **£590,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

A Palladian style townhouse of mellow brick and stucco elevations enjoying a leafy position within this much sought after crescent, close to the prestigious Queen Mother Square. The property provides well-presented accommodation, which is spread over three stories with an abundance of natural light from the large windows.

THE PROPERTY

On the ground floor there is a welcoming entrance hall with a cloakroom and two storage cupboards. A dining room with a large front aspect window to the front, opens to the kitchen that is fitted with a range of wall and floor mounted units with worktop surfaces. Integrated appliances include; eye level double oven and grill, gas hob with cooker hood, dishwasher and space for built in microwave. There is a useful larder cupboard and a utility room with a free-standing washing machine and integrated freezer. A timber door from the utility room gives access to the garden.

On the first floor there is a spacious dual aspect sitting room with a stone fireplace and coal effect gas fire. Across the landing is the family bathroom and a bedroom that can be used as a study.

On the 2nd floor there are three bedrooms: the principal bedroom with fitted wardrobes and a modern en suite shower room, which is accessed from the bedroom as well as the landing. There is also a further double bedroom and a single room. There is an airing cupboard on the landing. Boarded and insulated loft access is available from a bedroom.

OUTSIDE

At the rear, a charming, enclosed garden with patio abutting the property and a lawned area with shrub and flower borders. There is a pedestrian access to the rear, and timber door from the garden leading to a double garage with an up and over door, power, lighting and useful over head storage.

SITUATION

The property is located on Woodlands Crescent close to Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School.

DIRECTIONS

What3words///developed.convert.tester

SERVICES

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

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for further details.

Dorset Council - Council Tax Band E

MATERIAL INFORMATION

Manco Charge 3: We are advised that there is a sum of £240 pa payable to the Poundbury Estate Company.

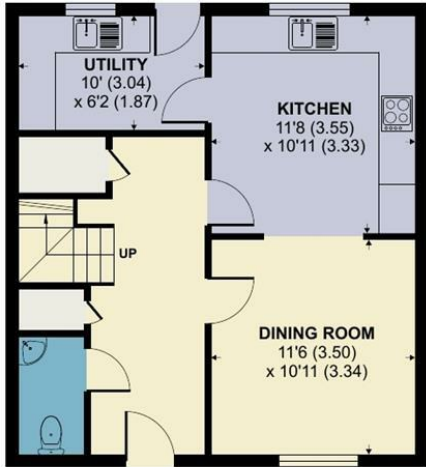
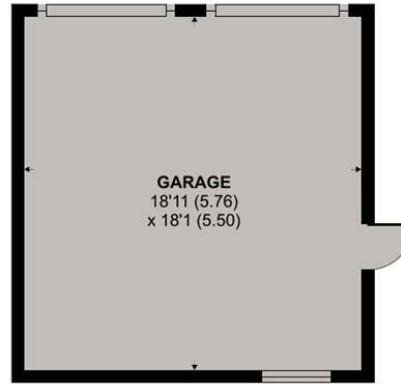


Woodlands Crescent, Dorchester

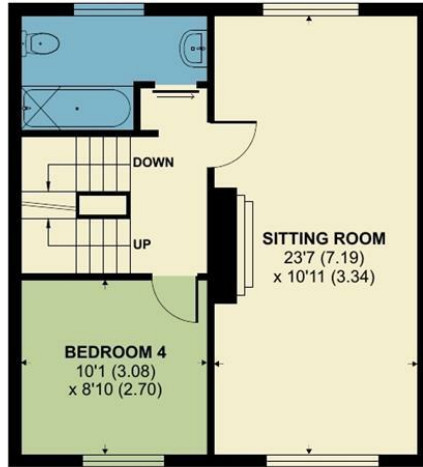
Approximate Area = 1494 sq ft / 138.8 sq m
 Garage = 341 sq ft / 31.7 sq m
 Total = 1835 sq ft / 170.5 sq m
 For identification only - Not to scale



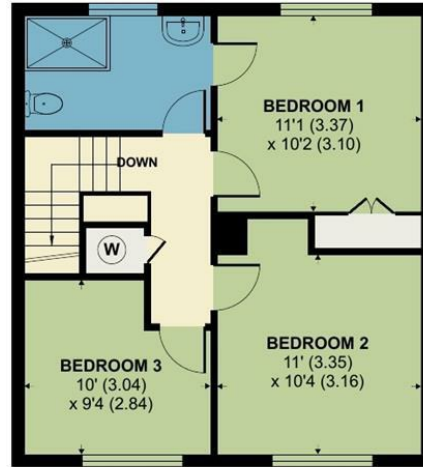
Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	92-100	85	76
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1364586



Poundbury/PGSrev/09.05.26



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