

Symonds
& Sampson



Wishay House

2 Wishay Street, Poundbury, Dorchester, Dorset

Wishay House

2 Wishay Street
Poundbury Dorchester
Dorset DT1 3GU

An impressive, individually designed property that has undergone a major transformation, ideally situated in a quiet location of Poundbury.



- Substantial and individual residence
 - Four double bedrooms
- Self-contained two bedroom annexe
 - Three reception rooms
 - Courtyard garden & balcony
 - Garage
 - Beautifully presented

Guide Price **£850,000**

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

The accommodation is extensive and arranged over three floors with the benefit of a self-contained, two-bedroom annexe ideal for a dependent relative or extended family.

ACCOMMODATION

On the ground floor, an entrance vestibule leads into a hallway with a cloak cupboard. There is a useful study, a dual aspect sitting room with solid oak parquet flooring and double doors leading into the courtyard garden. The kitchen/dining room is a particular feature, extensively fitted with a range of wall and floor cupboards with a centre island and several integrated Miele fitted appliances. Beautiful limestone floor and double doors into the courtyard garden. Leading off the kitchen is a larder and utility room.

On the first floor are two double bedrooms, the principal bedroom accompanied by a dressing room and a striking en-suite bathroom with a free-standing cast iron bath, and walk-in shower cubicle. There is a drawing room with a feature fireplace and double doors opening onto a first-floor balcony, overlooking the courtyard garden. The second floor offers two further double bedrooms both with eave storage cupboards. There is a modern fitted shower room serving the top floor.





OUTSIDE

Outside, to the front of the property doors opening to a useful garage with power and lighting. Pedestrian side access leads to an attractive enclosed rear courtyard garden. There is a newly installed garden sauna and outside shower.

ANNEXE

There is a self-contained annexe which is accessed through the courtyard garden, with door opening into a hallway with stairs to the first floor and door into an open plan kitchen/dining room with a range of wall mounted

cupboards with a number of integrated appliances. A side door opening to a downstairs cloakroom. On the first floor, two double bedrooms one with fitted wardrobes and a modern shower room.

DIRECTIONS

What3words///skid.extent.task

SITUATION

The property is situated in a delightful and convenient location close to a large park ideal for dog walking and Pummery Square with general store and cafes. Close by is Queen Mother Square which offers a good range of

amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries and doctors' surgeries.

Dorchester town centre is situated approximately 1 mile away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinemas. It is in the catchment area of a number of highly regarded schools including the vibrant and friendly Damers First School and the Thomas Hardy School. There are



numerous sports clubs around the town including cricket, rugby, football, tennis and golf.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

SERVICES

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

heating system.

Local Authority
Dorset Council: Tel 01305 251010

MATERIAL INFORMATION

Council Tax Band: E
EPC: B

Note:

The property is subject to a 'Poundbury Manco 1' charge of approximately £200.00 per annum for further details to

contact the office.

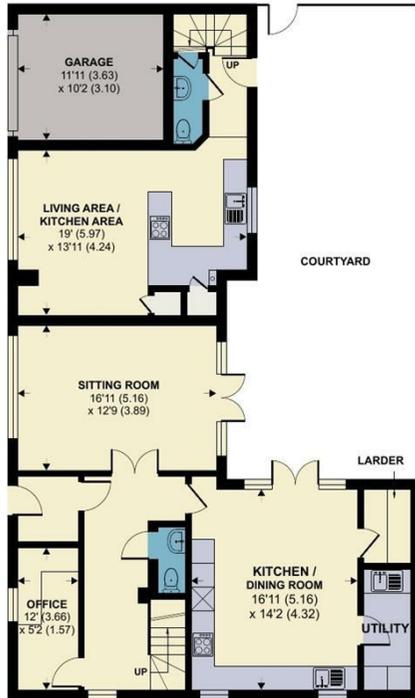
The vendor has installed solar panels with batteries together with a 5kw inverter and 2 x 2.32kwh battery storage.

Since the photos were taken, the kitchen units have been repainted.

Wishay Street, Poundbury, Dorchester

Approximate Area = 3075 sq ft / 285.6 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Symonds & Sampson. REF: 1005087

