

Symonds
& Sampson

1 Trematon Court

Poundbury, Dorchester, Dorset

INTRODUCTION

An attractive detached house of mellow brick elevations under a slate roof, with accommodation over three storeys, a second floor balcony, walled enclosed garden, garage and annexe above.

THE PROPERTY

The accommodation comprises a welcoming entrance hall with a cloakroom. The dual-aspect open-plan kitchen/dining room provides a lovely space for entertaining and dining, with double doors from the kitchen leading to the garden. The kitchen is well-equipped with a tiled floor and a range of cupboards, floor-mounted units, and work surfaces with integrated appliances, including a double oven, a five-ring gas hob, dishwasher, washing machine, and fridge/freezer. The ground floor features a study or could be used as a bedroom with an airing cupboard housing the water cylinder as well as access to the enclosed garden.

On the first floor, there is a generous landing with access to a sitting room with large sash windows to the front and a gas fire. Bedroom three is a double with two large windows with an outlook onto the rear garden.

On the second floor are two further double bedrooms, one of which is the principal bedroom with an en-suite shower room. There is also a family bathroom and double doors with access to a balcony, enjoying views across Poundbury.



OUTSIDE

To the rear, an enclosed part laid to lawn garden with a variety of small trees and shrub borders. A paved patio seating area with pathway leading to a garage with an up and over door, light and power. A gate provides pedestrian side access. There is an outside power point, lighting and tap.

Access to the studio/annexe is located on Billingsmoor Lane. Stairs lead up to a light and airy open-plan living space. There is a kitchen area with plumbing for a washing machine. A separate shower room includes a W.C. and a wash hand basin.

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.

Dorchester town centre is situated approximately 1 mile

away and offers a comprehensive range of shopping and recreational facilities including a library and two cinemas. It is in the catchment area of several highly regarded schools including the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries at Poole and Weymouth. 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.

DIRECTIONS

What3words://panels.glorified.lovely

SERVICES

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

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council Tel: 01305 251000

MATERIAL INFORMATION

EPC

Main house C

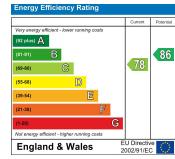
Annexe above the garage C

Council Tax Band F

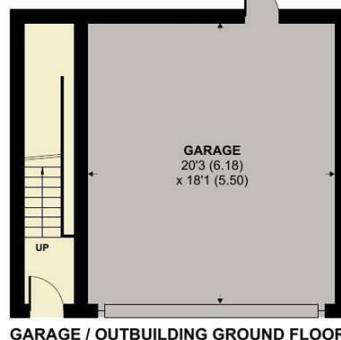
Manco Charge

We are advised that there is a sum of circa £225 per annum payable to the Poundbury Estate.





OUTBUILDING FIRST FLOOR



GARAGE / OUTBUILDING GROUND FLOOR

Trematon Court, Poundbury, Dorchester

Approximate Area = 1423 sq ft / 132.2 sq m

Garage = 72 sq ft / 6.6 sq m

Outbuildings / Studio / Annexe = 806 sq ft / 74.8 sq m

Total = 2301 sq ft / 213.6 sq m

For identification only - Not to scale



Annexe/studio above the garage



Poundbury/PGS/15.01.26



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

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