



47

Woodlands Crescent, Poundbury, Dorchester, Dorset

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Woodlands Crescent
Poundbury
Dorchester
Dorset DT1 3RQ

An elegant semi-detached townhouse located on the desirable Woodlands Crescent, overlooking the green.



- Kitchen/dining room & utility room
 - Conservatory
- Dual aspect first floor sitting room
 - Enclosed rear garden
 - Double garage
- Close to local amenities
- No forward chain

Guide Price **£595,000**

Freehold

Poundbury Sales
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THE PROPERTY

The accommodation is spread over three floors> On the ground floor there is a welcoming entrance hall with cloakroom and storage cupboard. The open plan kitchen/dining room has a large front aspect window and 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 and dishwasher. There is a useful utility room with a free-standing washing machine and integrated freezer. A timber door from the utility room gives access to a delightful conservatory with a tiled floor and double doors leading out to the enclosed rear garden.

On the first floor there is a spacious dual aspect sitting room with 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 second floor there are three bedrooms: the principal bedroom has open country views encompassing Maiden Castle, 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.

OUTSIDE

The house enjoys a delightful enclosed rear garden with paved patio terrace, lawn and floral borders. A pathway leads to a personnel door which takes you to the double garage.

Double garage has an up and over door, power, lighting and useful eave 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, 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.

Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away offering a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School, Sunninghill Preparatory School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

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

DIRECTIONS

What3words ///twee.flopping.waving

SERVICES

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

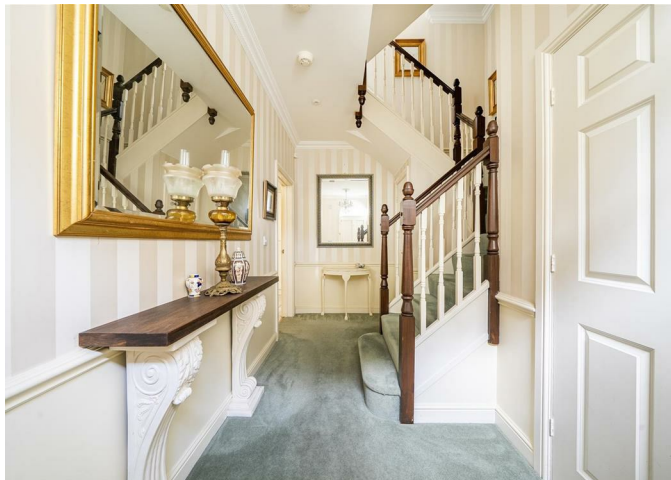
Broadband - Ultrafast speed available.

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

Council Tax Band: E (Dorset Council - 01305 251010)

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

Photos taken October 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



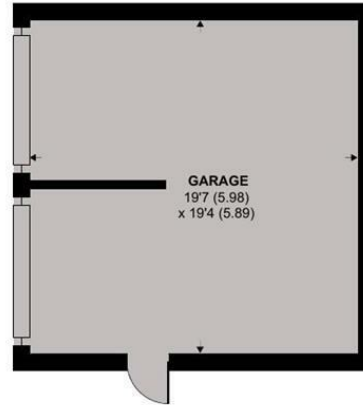
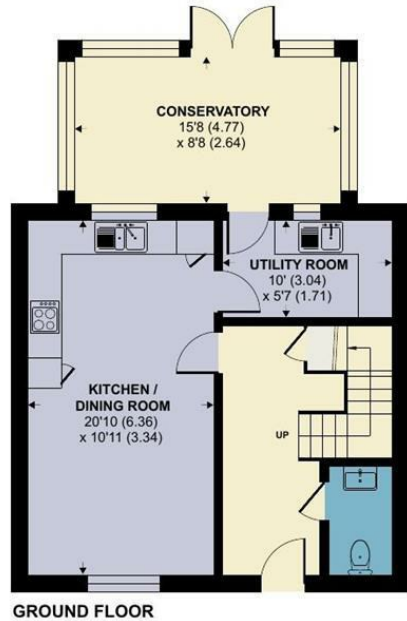
Poundbury, Dorchester

Approximate Area = 1492 sq ft / 138.6 sq m

Garage = 379 sq ft / 35.2 sq m

Total = 1871 sq ft / 173.8 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1525395



Poundbury/pgs/7.10.26



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