

Symonds
& Sampson



5 Coade Square

Coade Square, Poundbury, Dorchester, Dorset

5 Coade Square

Poundbury
Dorchester
Dorset DT1 3FY

An attractive modern home built in 2020 with views over Coade Square, situated close to Queen Mother Square and the Great Field.



- An attractive two storey mid terrace house
 - Views over Coade Square
 - Stylish kitchen/dining room
 - Principal bedroom with ensuite
 - Vacant possession
- Enclosed south facing landscaped garden
 - Garage & parking
- Close to Queen Mother Square

Guide Price £485,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A three-bedroom stylish mid terrace house with views over Coade Square conveniently situated close to Queen Mother Square and a range of local amenities. Built by well-reputed local builders CG Fry & Son with brick-faced elevations under a slate roof, the accommodation is arranged over two floors and finished to a very high standard.

ACCOMMODATION

On the ground floor, a welcoming entrance hall with a useful downstairs cloakroom leads into a sitting room with a front aspect window enjoying views over Coade Square, and hardwood flooring. An impressive open plan kitchen/dining room is extensively fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a range of integrated appliances comprising of fridge freezer, dishwasher and washing machine, together with built-in double electric oven, 5 ring gas hob and extractor hood. A door from the kitchen leads to an enclosed rear garden.

On the first floor is a storage and airing cupboard with a hatch to a loft space. There are three bedrooms, the principal with an en-suite shower room and a contemporary fitted bathroom suite with an enclosed bath with a separate shower over with a glazed shower screen.

OUTSIDE

Externally to the front there is a small open garden area with shrubs. To the rear, a landscaped garden with a water feature, raised flower and shrub beds enjoying a favoured southerly aspect. Paved pathway leading to a garage with a personnel door. Pedestrian rear access via a timber gate leading to an allocated parking space. The property has external lighting and tap.

SITUATION

The property is situated close to the shops in Queen Mother Square: Waitrose, Monart luxury spa, a gallery, cafes and restaurants. In addition to the many boutiques and salons Poundbury also benefits from two GP surgeries, dental surgeries, and a veterinary practice.

DIRECTIONS

What3words:///chief.landscape.canine

SERVICES

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

Local Authority
Dorset Council Tel: 01305 251010

Broadband- Ultrafast broadband is available with

1800Mbps download speed
Mobile phone coverage- Network coverage is limited indoors and likely outdoors
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: D
EPC: B

The property includes the remainder of the NHBC 10-year warranty.

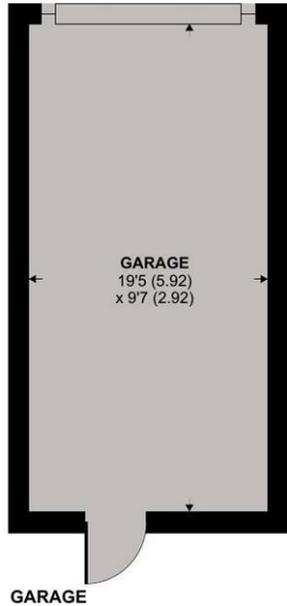
Manco 2
We are advised that there is a sum of circa £200 pa payable to the Poundbury Estate.





Coade Square, Poundbury, Dorchester

Approximate Area = 984 sq ft / 91.4 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 1171 sq ft / 108.7 sq m
For identification only - Not to scale

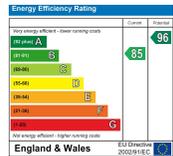


GARAGE



GROUND FLOOR

FIRST 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: 1225352



Poundbury/PGS/04.02.25



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: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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