



Symonds
& Sampson

Plot 571

1 Abbey Place, Poundbury, Dorchester, Dorset

Plot 571

1 Abbey Place
Poundbury

Dorchester Dorset DT1 3HE

A three storey, four bedroom, detached house close to Coad Square and within walking distance of Queen Mother Square



- 3 reception rooms
- 4 bedrooms, 2 en suite
 - Enclosed garden
- Double garage & three parking spaces
 - NHBC 10 year Warranty
 - Close to Queen Mother Square

Guide Price £915,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A three-story, four-bedroom, detached house close to Coade Square and within walking distance of Queen Mother Square, ground floor kitchen/dining room, utility with door to rear garden, formal dining room/snug with double doors to rear garden, study, first-floor living room, bedroom 1 en-suite, room, second-floor bedroom 2 en-suite, double garage and 2 allocated parking spaces and additional parking space behind double gates in the rear garden.

ACCOMMODATION

To the ground floor there is a welcoming entrance hall with downstairs cloakroom, understairs storage cupboard, a formal dining room with double doors into a study and access to the rear garden and, a kitchen/breakfast room with integrated appliances including; compact oven with microwave, double oven, induction hob, dishwasher, built-under wine fridge and an integrated fridge/freezer. The utility room gives backdoor access to the garden.

On the first floor, a sitting room with gas fire and across the landing, a main bedroom with en-suite. There is an additional WC situated on the landing.

To the second floor three double bedrooms, one with en-suite shower, family bathroom, storage and airing cupboard.

Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract.

OUTSIDE

To the rear of the property there is an enclosed walled garden, with double garage and two allocated parking spaces and additional parking space behind double gates in the rear garden.

SITUATION

Poundbury is designed with a set of key human-centred principles - to put people before cars, integrated places of work with homes and invest in buildings of exceptionally high construction quality and aesthetic standards. Since breaking ground in 1993, the community has achieved worldwide acclaim from architects, town planners, academics, and house builders, both for its intelligent design and success in creating a highly desirable and diverse new community. Queen Mother Square is the centre of life in Poundbury, with its collection of independent shops - including a butcher and a Waitrose supermarket and The Duchess of Cornwall Inn. Smaller squares, beautiful gardens and wilder areas of parkland are woven into the fabric of Poundbury, including the formal gardens and expansive lawns of Pavilion Green stretching north of Royal Pavilion. A short journey from both Dorchester South and Dorchester West stations, residents of Pavilion Green East are easily connected to the South West trains network, with direct trains into London Waterloo and Bristol Temple Meads. The A35 and A37 open up all of Dorset's wonderful landscape, which is recognised as an Area of Outstanding Natural Beauty, as well as providing easy access to its dramatic coastline from Lyme Regis and the Jurassic Coast to Corfe Castle and the Isle of Purbeck.

Dorchester is situated within approximately 1½ miles and provides

a comprehensive range of shopping and recreational facilities including The Thomas Hardy leisure centre, library and cinema. It is in the catchment area of a number of highly regarded schools. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, and water sports along the coast of Weymouth/Portland.

SERVICES

Electricity, gas, water and mains drainage. Gas fired central heating system.

Local Authority
Dorset Council Tel: 01305 251010
Council Tax - New build, waiting banding

Tenure
Freehold

EPC: B



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)	A	86	86
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Very poor	G		

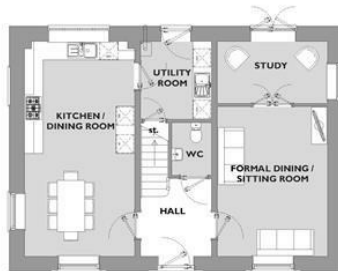
For more information on energy ratings visit www.gov.uk
 England & Wales EPC Directive 2002/91/EC



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOT 571

FOUR BEDROOM HOME

SECOND FLOOR

- Bedroom 2
3.73 x 4.27m (123 x 14ft max)
- Bedroom 3
3.68 x 3.55m (121 x 118ft max)
- Bedroom 4
2.73 x 3.55m (8'11 x 118ft max)

FIRST FLOOR

- Living Room
3.61 x 6.97m (11'10 x 22'11ft max)
- Bedroom 1
3.61 x 4.94m (11'10 x 16'3ft)
(Dimensions excluding En-Suite max)

GROUND FLOOR

- Formal Dining / Sitting Room
3.57 x 4.86m (11'9 x 16ft max)
- Study
3.57 x 2.01 (11'9 x 6'7ft max)
- Kitchen / Dining Room
3.57 x 6.97m (11'9 x 22'11ft)

NORTHERN QUADRANT, POUNDBURY

SECTOR 3.77



Poundbury/PGS/27.09.24



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