

Symonds
& Sampson



41 Dukes Parade
Poundbury, Dorchester

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Dukes Parade
Poundbury
Dorchester
DT1 3EA

An imposing stucco detached townhouse with large first floor terrace, enjoying views over The Great Field and beyond.



- Attractive detached residence
 - Newly built
- Kitchen/dining room with separate utility
- First floor balcony with views over The Great Field
 - Three bathrooms
 - Double garage
 - Enclosed rear garden

Guide Price **£950,000**

Freehold

Poundbury Sales
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THE PROPERTY

Completed in 2025, this stylish home offers elegant well-proportioned accommodation throughout with high ceilings and sash windows affording a good degree of light, while the arched bay windows on the top floor are a particularly attractive feature. The property exudes a delightful restful ambiance.

Set over three floors, the ground floor comprises; an entrance hall with cloakroom and understairs storage cupboard. The triple aspect ground floor reception room provides a lovely space for formal entertaining or as a second sitting room. There is Karndean flooring fitted throughout the ground floor. The kitchen/breakfast room is well equipped with a range of cupboards, floor mounted units and breakfast bar. Integrated appliances include: eye level double electric oven, gas hob, extractor fan, fridge freezer and dishwasher. Double doors open to the side garden. A useful utility room with washing machine and tumble dryer along with storage cupboard.

From the first floor is access from the landing to the dual aspect sitting room with two pairs of French doors opening onto the balcony which offers views over the Great Field and beyond. The dual aspect principal bedroom has fitted wardrobes and an ensuite shower room.

On the second floor, there are three further bedrooms, one with an en-suite shower room and a family bathroom which also benefits from a separate shower. Access to a loft space and airing cupboard. Views can also be enjoyed over the Great Field and beyond from the second floor.





OUTSIDE

Externally to the front there is a small garden area with shrubs and wrought iron railings. A timber gate to the side of the property provides pedestrian access to the rear garden.

To the rear is an enclosed garden laid to lawn. A paved pathway leads to a paved patio and a double garage with light and power. There is an outside power point, lighting and tap.

SITUATION

Located on the sought after Dukes Parade overlooking the Great Field, the property is within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butcher, coffee houses, opticians, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a

post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

Dorchester town centre is less than a mile from the property and offers a comprehensive range of shopping, a hospital and recreational facilities including a leisure centre, library and two cinemas.

The property is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth. There is a



regular bus service from Poundbury to Dorchester and 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:///daunted.skill.summit

SERVICES

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

Broadband: Ultrafast is available in the area

Mobile Phone: Network coverage is reported to be excellent indoors and out (Information from <https://www.ofcom.org.uk>)



Local Authority Dorset County Council (Tel: 01305 251010)
Council Tax Band F

MATERIAL INFORMATION

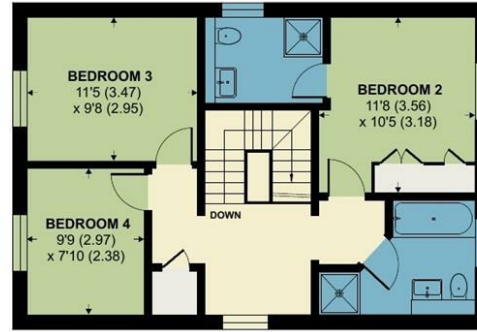
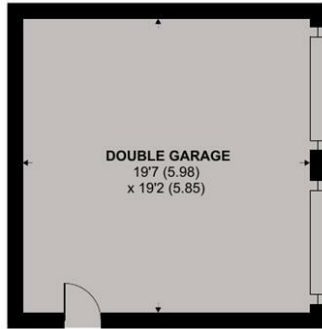
Manco - We are advised that there is a sum of circa £225.00 pa payable to the Poundbury Estate.

Photos taken June 2026.

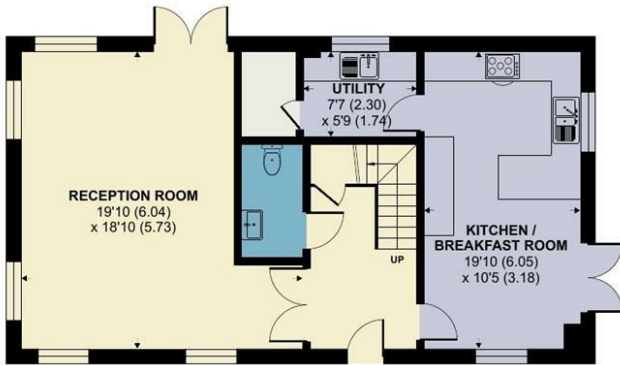
| Energy Efficiency Rating | | Current | Target |
|--|---|-------------------------|--------|
| Very energy efficient (lower carbon score) | A | 85 | 92 |
| Energy efficient | B | | |
| Decent | C | | |
| Below average | D | | |
| Low energy efficiency | E | | |
| Very low energy efficiency | F | | |
| Lowest energy efficiency | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

Dukes Parade, Poundbury, Dorchester

Approximate Area = 1923 sq ft / 178.6 sq m
 Garage = 377 sq ft / 35 sq m
 Total = 2300 sq ft / 213.6 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1480816



Poundbury/pgs/7.7.26



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