



Symonds
& Sampson

7 Inglescombe Street

Poundbury, Dorchester

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Street

Poundbury

Dorchester

DT1 3BD

Substantial detached Regency town house of elegant proportions with established gardens, gated driveway and double garage.



- Dual aspect first floor sitting room with balcony
- Kitchen/dining room with separate utility
- Ground floor snug & first floor study
 - Three bathrooms
 - Attractive enclosed garden
- Double garage & gated driveway

Guide Price **£875,000**

Freehold

Poundbury Sales

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INTRODUCTION

An impressive Regency style detached house offering elegant well-proportioned accommodation throughout with high ceilings and sash windows with an abundance of natural light. Built in 2016 with attractive rendered and brick elevations under a slate tiled roof.

THE PROPERTY

Set over three floors, the ground floor has underfloor heating, with natural stone flooring and comprises: an entrance vestibule, entrance hall and under stairs storage cupboard, snug/second sitting room, kitchen/dining room with flagstone style flooring and granite work surfaces, well equipped with a range of cupboards and floor mounted units. Integrated dishwasher, fridge, freezer and a range cooker, a pair of French doors leads out to the garden. Utility room with plumbing and space for a washing machine and tumble dryer along with a cloakroom.

To the first floor, is a landing with a study, spacious dual aspect sitting room with coal effect gas fire and surround. Two sets of French doors open onto an elegant balcony with views over the garden. The principal bedroom on this floor offers fitted wardrobes and leads to an ensuite with double shower cubicle.

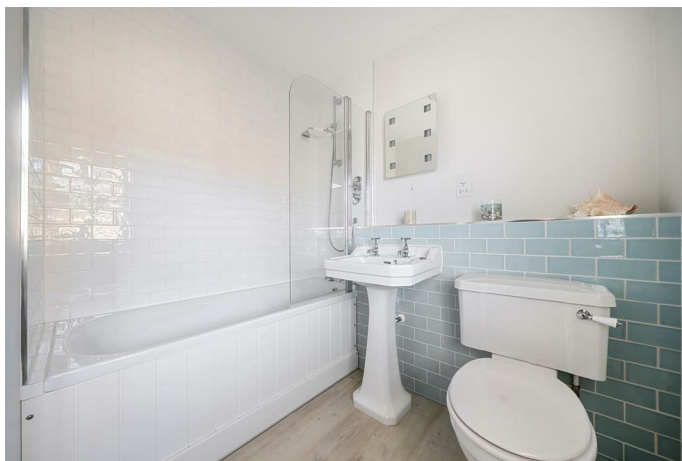
On the second floor, there are three further double bedrooms, one with an en-suite shower room. There is also a family bathroom with WC, wash hand basin and bath with over-bath shower. Access to a boarded loft space with lighting.

OUTSIDE

Wrought iron double gates lead to a gravelled parking area with access to the property and double garage via a personnel door, with up and over doors.

To the rear is a beautiful enclosed, walled garden with a pagoda. The borders are tastefully planted with many herbaceous shrubs and plants with an array of seasonal colours. Remote control lighting for the garden.





SITUATION

The property is situated in a convenient location close to the stylish Butter Market 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 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 one and half miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. It 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 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. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

DIRECTIONS

[What3words///latest.fizzled.charts](https://www.what3words.com/latest/fizzled.charts)



SERVICES

Mains gas, electric, water and drainage. Under floor heating to the ground floor.
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>)

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

MATERIAL INFORMATION

Manco Charge 3:

We are advised that a sum of £225.00 per annum is payable to the Poundbury Estate Company.

Photos taken June 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

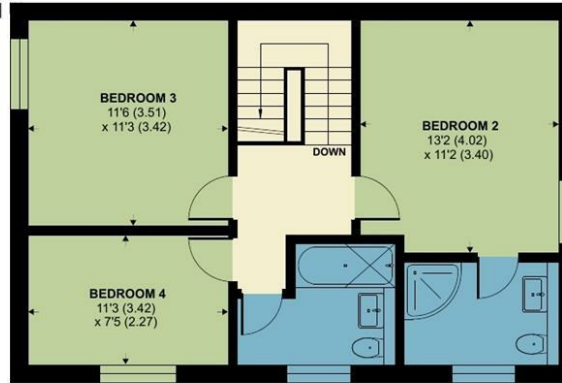
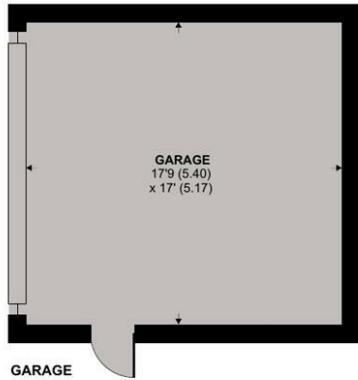
Inglescombe Street, Poundbury, Dorchester

Approximate Area = 1722 sq ft / 159.9 sq m

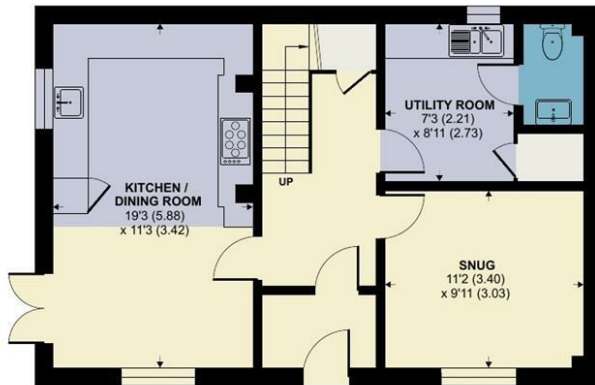
Garage = 301 sq ft / 27.9 sq m

Total = 2023 sq ft / 187.8 sq m

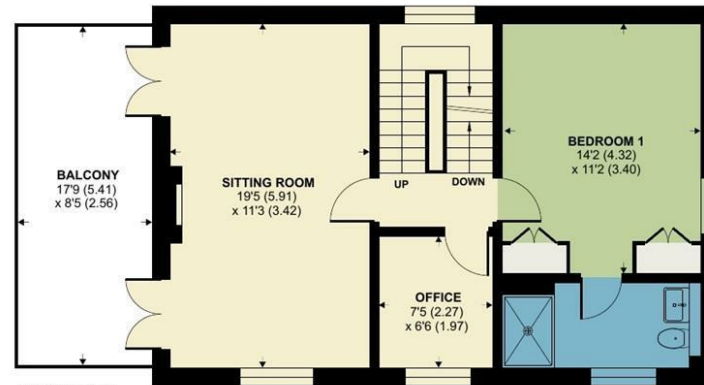
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Symonds & Sampson. REF: 1471364

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