



Symonds
& Sampson

14 Middlemarsh Street
Poundbury, Dorset

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Street

Poundbury

Dorchester

Dorset DT1 3GD

A delightful 3 bedroom link-detached cottage with a conservatory, situated in phase 1 of Poundbury.



- Kitchen/dining room with utility
- Sitting room with access to a conservatory
 - Modern fitted shower room
 - Enclosed rear garden
 - No forward chain
 - Close to local amenities

Guide Price **£475,000**

Freehold

Poundbury Sales
01305 251154

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THE PROPERTY

Built in 1996 this inviting home with an attractive veranda porch to the front, offers a traditional layout and accommodation over two floors.

On the ground floor, the entrance hall has a cloakroom and understairs storage cupboard. The spacious sitting room includes a gas fire with decorative surround and leads to a triple aspect conservatory with double doors out to the garden. The kitchen/dining room is fitted with a range of wall and floor-mounted units with worktop surfaces over. Space for oven, dishwasher and fridge/freezer. There is a useful utility room with doors into the garage and rear garden.

On the first floor, there are three bedrooms, the principal bedroom with a wash hand basin and fitted wardrobes. The guest bedroom also has built in and fitted wardrobes. There is a modern shower room with a double shower cubicle, airing cupboard and access to a loft space with a ladder.

OUTSIDE

To the side of the property access to an attached garage. At the rear of the property a charming, enclosed landscaped garden which is partly paved and gravelled with attractive raised beds.

SITUATION

The property is set back from Middlemarsh Street, a short walk to Pummery Square with a bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, butchers, coffee houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

Dorchester town centre is situated approximately 1 mile away and offers a comprehensive range of shopping and recreational facilities including a library and two cinemas. It is in the catchment area of several highly regarded schools including the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. 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 and Weymouth. There is a regular bus service from Poundbury to Dorchester with 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:///handbags.earth.widgets

SERVICES

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

Local Authority
Dorset Council Tel: 01305 251010
Council Tax Band E

Broadband-Ultrafast broadband is available.
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Manco 1 Charge
We are advised that there is a sum of circa £295.00 per annum payable to the Poundbury Estate.



Middlemarsh Street, Poundbury, Dorchester

Approximate Area = 1191 sq ft / 110.6 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1359 sq ft / 126.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus	A		
81-91	B		
69-80	C		
55-68	D		64
39-54	E		69
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: 1484675



Poundbury/pgs/7.7.26



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