

Symonds
& Sampson

1 Anning Lane

Poundbury, Dorchester, Dorset

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Poundbury, Dorchester
Dorset, DT1 3HJ

A delightful double fronted detached regency home with portico, enclosed rear garden and double garage.

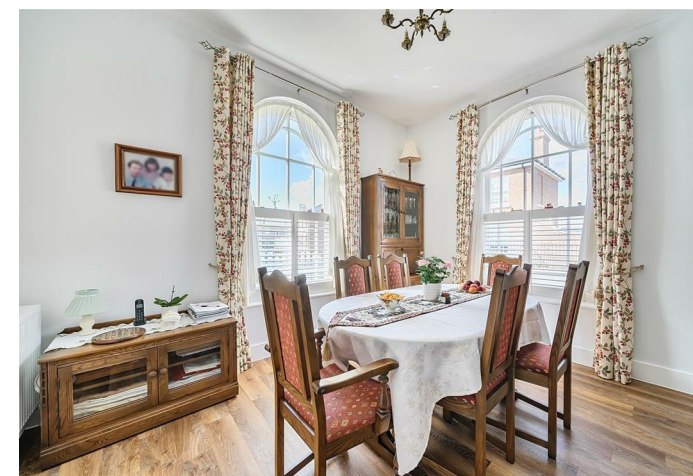


- Dual aspect sitting room
- Spacious kitchen/dining room with adjoining utility room
 - Four double bedrooms
- Principal with en-suite shower room
- Attractive arched feature windows
 - Delightful landscaped garden
 - Double garage

Guide Price **£795,000**

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

Built in 2022 by Morrish Builders, this attractive two-storey home offers well-proportioned rooms with high ceilings and elegant double-glazed timber sash windows, with several ground floor windows featuring charming arched designs.

ACCOMMODATION

On the ground floor there is an elegant entrance hall with the sitting room on one side and the kitchen/dining room on the other. Both rooms are generously sized. The sitting room is light and airy with a window to the front aspect and French doors that open to the garden. A feature fireplace is fitted with a hearth-mounted gas fire.

The kitchen has a large dining space and is fully fitted with floor and wall-mounted units including a comprehensive range of built-in appliances including a fridge dishwasher, double oven, microwave, and induction hob. Separate fridge and freezer. There is a utility room off the kitchen with a sink, storage and spaces for a washing machine and tumble drier. The ground floor also has a cloakroom and a cupboard under the stairs.

The first floor with four generous, double bedrooms along with the family bathroom with shower and bath. The principal bedroom has its own ensuite shower room. Both bathrooms are fully tiled with large white, marble-effect porcelain tiles to the walls.





OUTSIDE

At the front of the property a decorative cast iron porch with period railings and enclosed front garden planted with shrubs and topiary.

To the rear the enclosed landscaped garden enjoys a lawn area, paved seating areas and raised flower beds. There is a useful detached summer house which will be included in the sale.

A pedestrian gate to the front and a personal door to a double garage. The double garage has power, lighting and two up-and-over doors one of which is electrically operated.

DIRECTIONS

What3words:///sapping.braced.saunas

SITUATION

The property is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including a Waitrose, Duchess of Cornwall Inn, Luxury Monart Spa, butcher and delicatessen and wine shop. Across the Poundbury development there are two doctor's surgeries, a dentist, a veterinary practice and a number of coffee houses, restaurants, hairdressers, florist and a garden centre all close by. The Great Field and other garden spaces are a short walk away with stunning countryside walks easily accessible directly from Poundbury.

There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages. Dorchester town centre is approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including a larger Waitrose, two cinemas, a leisure centre and a library. Dorset County



Hospital is just over a mile away. The town has mainline rail links to London Waterloo and the South West. The A35 road gives access to Poole and Bournemouth to the East and Exeter to the West. There cross channel ferries at Poole and airports in Bournemouth, Exeter and Bristol. The beautiful Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

SERVICES

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

Broadband- Ultrafast broadband is available with up to 1800 Mbps download speed.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority
Dorset Council Tel: 01305 251010

MATERIAL INFORMATION

Council Tax Band F
EPC B

Manco
We are advised that there is a sum of circa £200.00 pa payable to the Poundbury Estate.

Tenure
Freehold



Anning Lane, Poundbury, Dorchester

Approximate Area = 1776 sq ft / 164.9 sq m

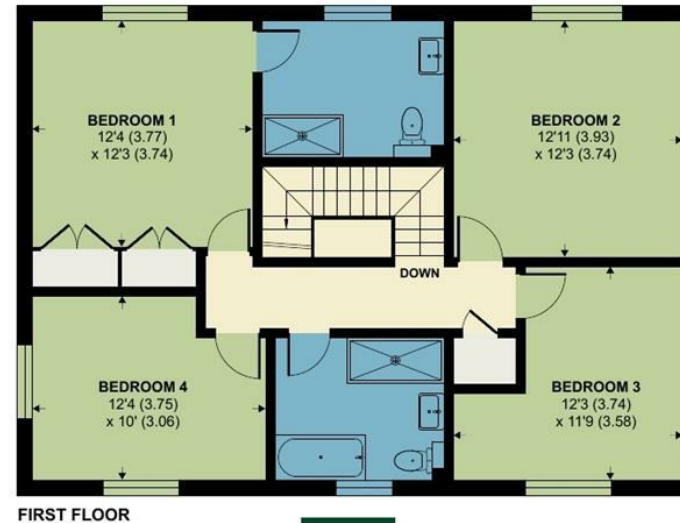
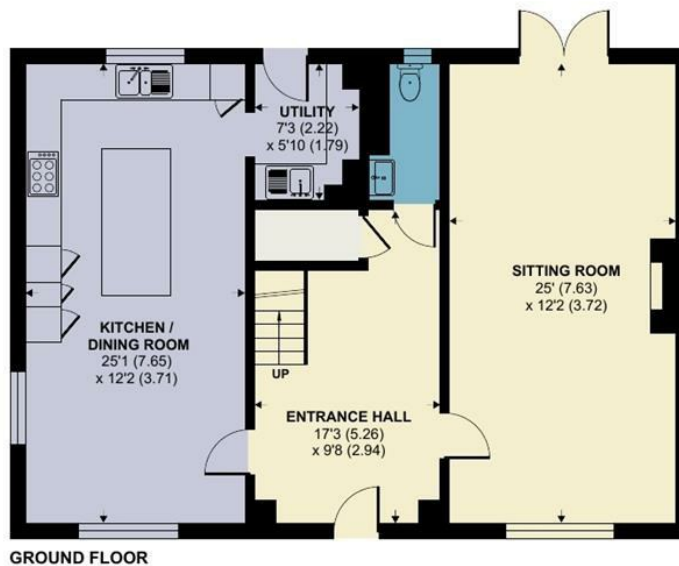
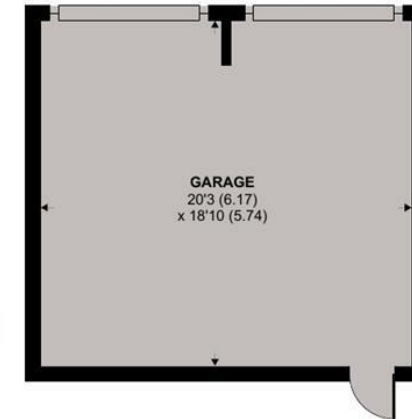
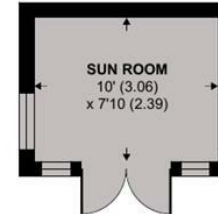
Garage = 381 sq ft / 35.3 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 2236 sq ft / 207.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A	85 91	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	Not energy efficient - higher running costs	
(1-20) G		
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). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1347926



Poundbury/PGS/26.09.26



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