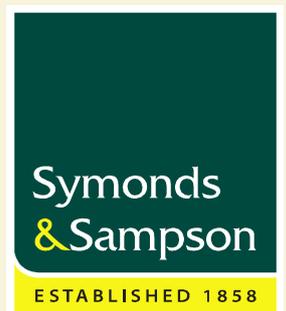




Plot 236, 3 Hayward Square, Poundbury, Dorchester, DT1 3FG

A beautifully designed brand new mid terrace 4 bedroom home looking on to Hayward Square.

Asking Price £500,000



Plot 236, 3 Hayward Square, Poundbury, Dorchester, DT1 3FG

Mid terrace House overlooking Hayward Square
4 bedrooms
Enclosed garden
Single garage & additional parking space
NHBC 10 year Warranty

Accommodation
Please see floor plan.

Strictly by appointment through Symonds & Sampson
Poundbury office on 01305 251154

The Property

A new 3 storey terrace house with 4 bedrooms designed in a traditional style. The property is positioned close to Queen Mother Square.

Also close to the Great Field just a short distance away with outside gym equipment and large recreational space for exercising and walking.

The accommodation comprises; an entrance hall, with cloakroom, living room with French doors leading to the rear garden, and an open plan kitchen/dining room with integrated appliances with a separate utility room.

To the first floor there is a spacious landing, airing cupboard and store cupboard, two double and one single bedroom together with a family bathroom.

The second floor benefits the master bedroom, dressing room and a master en suite with dual sink, shower and bath. A double Juliette balcony to the rear gives an abundance of light to this room.

The property will include a NHBC 10 year warranty and benefits from a gas fired central heating system.

Outside the property will enjoy an enclosed south east rear garden with rear access, single garage and parking space.

Please Note:

The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Floor plans and dimensions are taken from architectural drawings are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm

Overall dimensions are usually stated and there may be projections into these.

Images are of generic homes created on Poundbury by the developer.

Accommodation

Ground floor

Kitchen/Dining Room	3.16m x 5.95m (10.36ft x 19.52ft)
Living Room	3.27m x 5.95m (10.72ft x 19.52ft)

First Floor

Bedroom 2	3.27m x 4.39m (10.72ft x 14.4ft)
Bedroom 3	3.16m x 3.02m (10.36ft x 9.90ft)
Bedroom 4/Study	2.16m x 2.82m (7.08ft x 9.25ft)

Second Floor

Master	5.75m x 5.01m (18.86ft x 16.43ft)
En Suite	3.27m x 2.96m (10.72ft x 9.71ft)
Dressing Room	3.27m x 1.95m (10.72ft x 6.39ft)

Situation

The property is situated with an outlook towards Hayward Square within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries and doctors' surgeries, along with a number of specialist outlets. There is also a new First School. Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinemas. 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 boasts mainline rail links to Weymouth, 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 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.

Services

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

Manco Charge

Manco 2 at £150 pa.

Local Authority

West Dorset District Council
Tel: 01305 251010
PGS 24/04/19



01305 251154

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IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



PLOT 236

FOUR BEDROOM HOME

SECOND FLOOR

Master
5.75m x 5.01m (18.86 x 16.43 ft)

En Suite
3.27m x 2.96m (10.72 x 9.71 ft)

Dressing Room
3.27m x 1.95m (10.72 x 6.39 ft)

FIRST FLOOR

Bedroom 2
3.27m x 4.39m max (10.72 x 14.4 ft max)

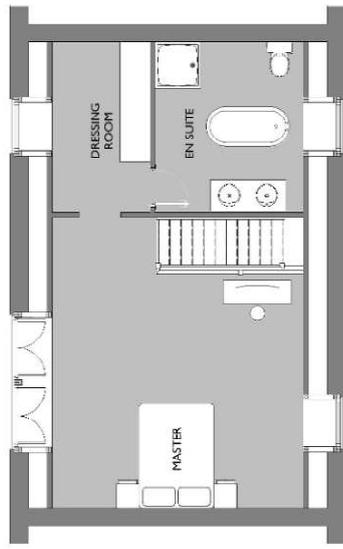
Bedroom 3
3.16m x 3.02m (10.36 x 9.90 ft)

Bedroom 4/Study
2.16m x 2.82m (7.08 x 9.25 ft)

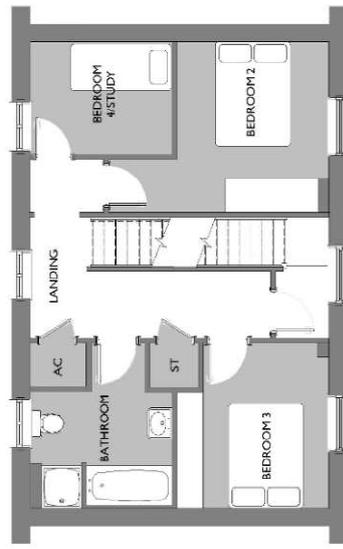
GROUND FLOOR

Kitchen/Dining Room
3.16m x 5.95m (10.36 x 19.52 ft)

Living Room
3.27m x 5.95m (10.72 x 19.52 ft)



Second Floor



First Floor



Ground Floor

