







Mansell House
Poundbury Dorchester, DT1 3TS

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Hull
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Bridport Road

Poundbury Dorchester, DT1 3TS

- Top-floor Apartment with lift access
- Two Double Bedrooms
- Ensuite and Family Bathroom
- High Ceilings and Abundant Natural Light
- Open-plan Living/Dining/Kitchen Area
- Kitchen with Integrated Appliances
- Private Allocated Parking
- Panoramic Views Reaching as Far as The Purbecks
- Prime Central Poundbury Location
- Local Amenities Close By



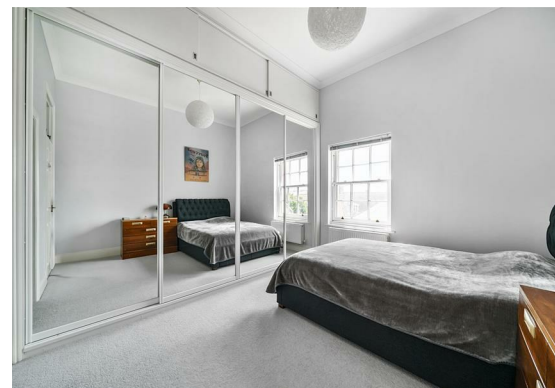


Located in the heart of Poundbury, this elegant TWO BEDROOM apartment occupies the TOP FLOOR offering exceptional STYLE, SPACE, and PANORAMIC VIEWS. This apartment benefits from EXTENSIVE HIGH CEILINGS, REFINED PROPORTIONS and ELEVATED POSITION paired with LIFT ACCESS and ALLOCATED PARKING.

On entering Mansell House you have a communal area, benefitting from both lift and stair access to the apartment. Set on the second (top) floor, the apartment benefits from elegant high ceilings throughout boasting an abundance of natural light.



The private entrance hall leads into a beautifully presented open-plan living area, which offers generous areas for dining, lounging, and entertaining flowing seamlessly into a contemporary fitted kitchen. The kitchen is fitted with

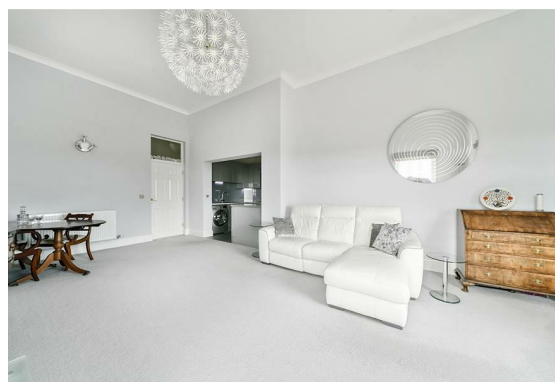


integrated appliances, including an oven, hob, extractor fan, dishwasher and space for a washing machine. Wall mounted cupboards and ample work surfaces make this a highly functional yet stylish culinary space.

The principal bedroom is a generous space, complete with fitted wardrobes, space for a king-size bed, and a modern en-suite shower room with WC and basin. The second double bedroom also comfortably fits a king-size bed and benefits from built-in wardrobes and a striking semi-circular window that frames picturesque views across Poundbury. A well-appointed family bathroom includes a bath with handheld shower, WC, and sink.

One of the standout features of this apartment is the exceptional outlook. From multiple aspects, residents can enjoy panoramic views across Poundbury to rolling hills beyond and on a clear day reaching as far as the Purbecks.

Externally, the property benefits from a private allocated parking space within a courtyard directly to the front of the building.



Poundbury is a unique and highly sought-after place to live, located on the outskirts of Dorchester in Dorset. Designed according to the architectural principles championed by King Charles III, it offers a rare blend of traditional charm and modern convenience. The town is known for its harmonious mix of attractive period-style properties, pedestrian-friendly streets, and a strong sense of community. Residents enjoy a range of independent shops, cafés, restaurants, and green spaces, all within walking distance. With excellent access to the Jurassic Coast and the countryside of West Dorset, as well as good transport links, Poundbury appeals to families, retirees, and professionals alike who value quality of life in a thoughtfully planned environment.

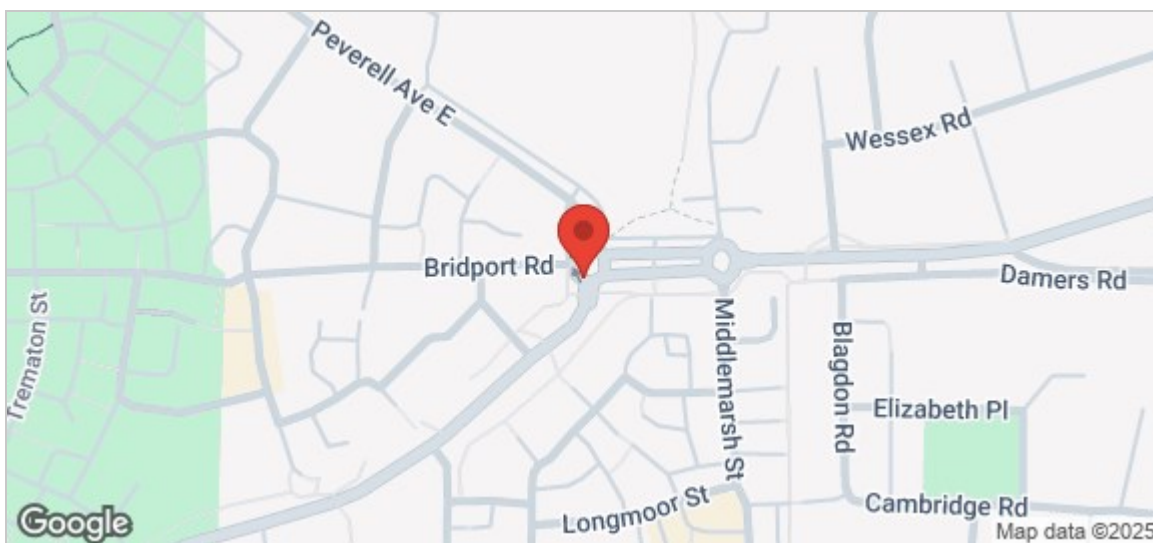
Mansell House, Bridport Road, Poundbury, Dorchester, DT1

Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1325989



Reception Room

22'4 x 13'5 (6.81m x 4.09m)

Kitchen

9'8 x 7'2 (2.95m x 2.18m)

Bedroom One

11'9 x 9'7 (3.58m x 2.92m)

Bedroom Two

10'5 x 10'5 (3.18m x 3.18m)

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. The property has a lease of 125 years that began in 2002 meaning the remainder on the lease is 104 years. The ground rent and service charge totals £2400 per annum.

Property type: Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.gov.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
74		79	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales