

Ladock Green  
Poundbury, DT1 3AU

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# Ladock Green

Poundbury Dorchester, DT1 3AU

- Beautiful Coach House
- Off Road Parking
- Private Courtyard
- Lounge/Diner
- Two Bathrooms - En-suite To Main
- Freehold
- EPC Rating C
- Fitted Kitchen
- Spacious Accommodation
- Poundbury





Superbly presented TWO DOUBLE BEDROOM COACH HOUSE with PRIVATE COURTYARD & OFF ROAD PARKING, situated within the highly desirable development of POUNDBURY on the edge of the historic county town of DORCHESTER offering stylish, SPACIOUS ACCOMMODATION throughout and the rare benefit of FREEHOLD ownership. The property boasts a generous LOUNGE/DINER, alongside a well-appointed kitchen and TWO BATHROOMS- ensuite to main. Further advantages include an EPC rating of C, adding to the property's overall appeal and efficiency. An exceptional opportunity to acquire a beautifully maintained, freehold coach house in one of Dorset's most SOUGHT AFTER LOCATIONS



Located within the PRESTIGIOUS and ARCHITECTURALLY distinctive community of Poundbury, residents enjoy easy access to LOCAL AMENITIES, boutique shops, cafés, and SCENIC COUNTRYSIDE WALKS all within close proximity to Dorchester's mainline TRANSPORT LINKS.

Entering the property, stairs rise to the main entrance level. The front door opens into a welcoming hallway with useful additional storage and access to all



principal rooms.

At the end of the hallway, you step into the impressive dual aspect lounge/diner. Flooded with natural light, this spacious room provides the perfect setting for entertaining friends and family or simply unwinding at the end of a busy day. The modern fitted kitchen is well-equipped with a range of eye-level and base units, ample work surfaces, and integrated appliances including a fridge, freezer, dishwasher, washer/dryer, double electric oven and four-ring gas hob with extractor hood over.

Bedroom one is a generous double room, complemented by a stylish ensuite shower room. Bedroom two is also a comfortable double and benefits from the added luxury of a walk-in dressing room. The family bathroom is fitted with a bath with shower over, vanity wash hand basin, heated towel rail and low-level W.C.

Externally, the property enjoys a private courtyard along with further storage available.



# Ladock Green, Poundbury, Dorchester, DT1

Approximate Area = 931 sq ft / 86.4 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). © rickcom 2026. Produced for Hull Gregson & Hull Ltd. REF:1419817

**Living Room**  
19'7" max x 14'5" max (5.99 max x 4.40 max)

**Kitchen**  
9'6" max x 8'5" max (2.90 max x 2.58 max)

**Bedroom One**  
15'7" max x 10'2" max (4.77 max x 3.12 max)

**Bedroom Two**  
12'10" x 8'8" (3.92 x 2.66)

**Dressing Room**  
5'8" x 4'5" (1.75 x 1.36)

**Bathroom**

**En-suite**

## 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. Please note there is an estate charge of Approximately £200 per year.

Property type: Coach House

Property construction: standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating

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

[checker.ofcom.gov.uk/](http://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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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