



## Pound Lane, Dorchester

Set within a picturesque conservation area, Stonehouse Court is an attractive development offering well-maintained communal gardens and a peaceful residential setting. There are two spacious bedrooms, a bright and welcoming reception room, a well appointed kitchen, a modern bathroom. Additional benefits include excellent storage solutions via a fully boarded loft and a tandem double garage, providing generous parking or further storage space. Residents can enjoy the landscaped communal gardens.



Price guide £215,000



## Situation

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

## Accommodation

### Communal Entrance

Entrance to the property is via a communal door to the communal hallway with stairs rising to the first floor.

### Apartment 12

A private front door opens onto the hallway with doors giving access to all rooms in the apartment.

### Sitting Room

A north facing, spacious reception room with views of nearby countryside. A large UPVC window allows plentiful natural light to the room

### Kitchen

The kitchen is fitted with a comprehensive range of wall and base units with work surface over. There is an integrated Neff electric oven and hob with whirlpool extractor. Space and plumbing is provided in the storage cupboard for a washing machine and the water tank is housed in a second cupboard. The room is finished with splashback tiling and Lino flooring. A generous window offers natural light and countryside views.

### Bedrooms

There are two good size and well-presented bedrooms.

### Bathroom

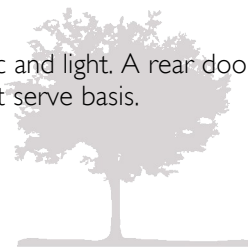
The bathroom is fitted with a suite comprising a panel enclosed bath with shower over, wash hand basin with vanity unit beneath offering storage and low-level WC. The walls are part tiled and a stylish and modern vinyl flooring finishes the room.

### Communal Garden

Accessed via the garage is a delightful communal garden offering sought after outside space to enjoy the countryside views on offer.

### Parking

The property is offered with a double tandem garage with up and over door, electric and light. A rear door offers access to the communal garden space. There is a visitor parking space offered on a first come first serve basis.



## Agents Notes

Lease Length - 125 years from 11 December 2009

The property is offered as a leasehold - share of freehold.

There is an annual service charge of £2040.00 (billed quarterly)

## Mobile and Broadband

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

## Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

## Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is C.

## Stamp duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

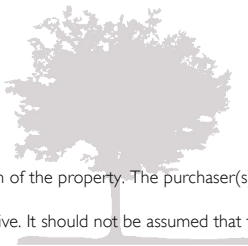
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



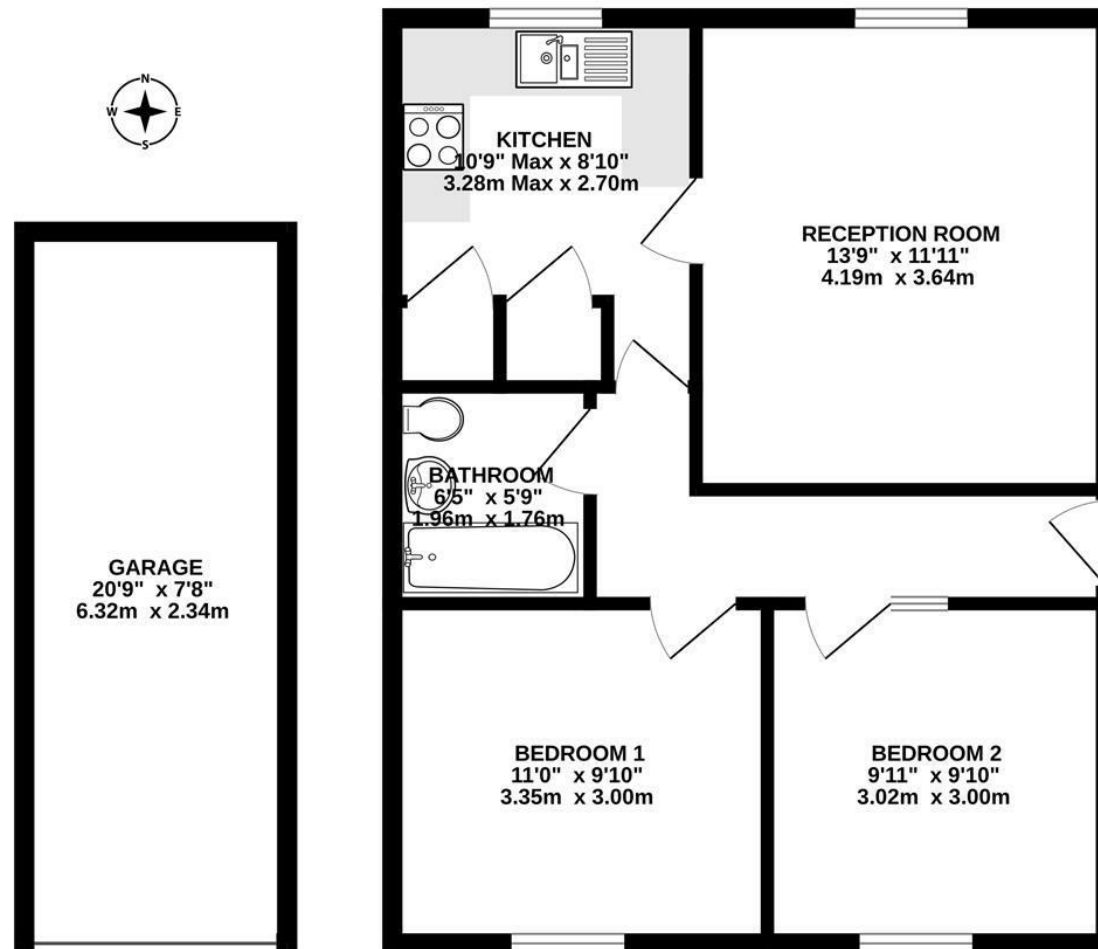
Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**FIRST FLOOR**  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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