



3 East Down Lane, Poundbury

Guide Price £625,000

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Stylish four-bedroom family home set over three floors in a prime Poundbury location near The Great Field.

Features include a spacious sitting room with French doors to the garden, a modern dual-aspect kitchen with Aga, utility room, cloakroom, and top-floor main suite with dressing area and en suite.

South-facing low-maintenance garden with pergola and decked area, single garage with power, and allocated parking. A beautifully presented home in a vibrant, well-connected community.

This elegant three-storey, stone-fronted home is perfectly positioned close to The Great Field in Poundbury – one of Dorchester's most desirable areas. Offering light, stylish accommodation and a sunny, low-maintenance garden, this is a home designed for modern family life.

Step inside and you're welcomed by a spacious hallway with solid oak herringbone flooring, which continues into the double-aspect sitting room, complete with a gas fireplace and French doors leading out to the garden – a lovely spot to relax or entertain.

The modern kitchen is fitted with sleek wall and base units, a five-ring gas hob, Aga, dishwasher, and tiled flooring. Dual-aspect windows keep the space bright and airy.

A separate utility room provides additional worktop space, a sink, plumbing for a washing machine and tumble dryer, and a door to the garden – great for day-to-day practicality. There's also a handy ground floor cloakroom.



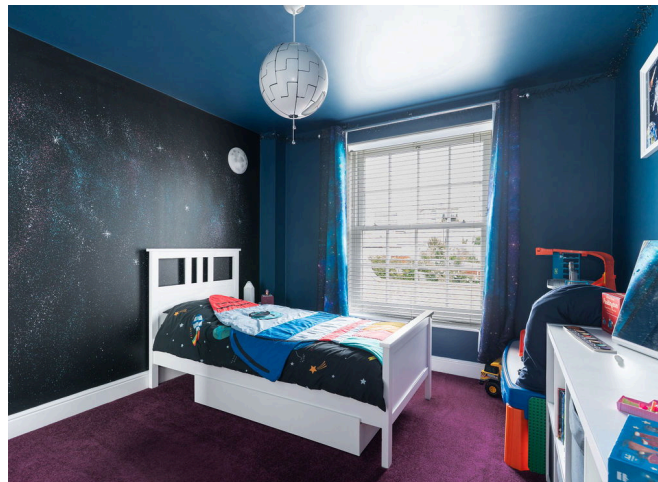


Upstairs, the first floor hosts three good-sized bedrooms and a contemporary family bathroom with a P-shaped bath and shower over.

The solid oak staircase continues to the second floor, where you'll find a fantastic dual-aspect main bedroom suite with a dedicated dressing area and a stylish en suite shower room. Eaves storage and a lovely front-aspect window complete the space.

Outside, the south-facing rear garden is designed for easy upkeep – laid with patio and artificial lawn, plus a decked seating area with a wooden pergola that currently houses a hot tub (not included but negotiable).

A pedestrian gate leads to your allocated parking space and the single garage, which has power, lighting, and an up-and-over door.



Location

Poundbury is a vibrant and well-planned community offering easy access to everyday amenities on foot, including Waitrose, cafés, restaurants, a garden centre, and medical facilities.

The Great Field is just moments away – perfect for dog walks, picnics or play. The nearby Queen Mother Square also offers luxury spa experiences and boutique shopping.

Dorchester town centre, train stations, and the beautiful Dorset coast are all within easy reach.

Additional Info:

Garage held on leasehold with approx. 995 years remaining
Annual Poundbury Manco charge applies (approx. £210–£300)
EPC rating: B

This gorgeous home offers space, style and a prime Poundbury position – viewings are highly recommended.



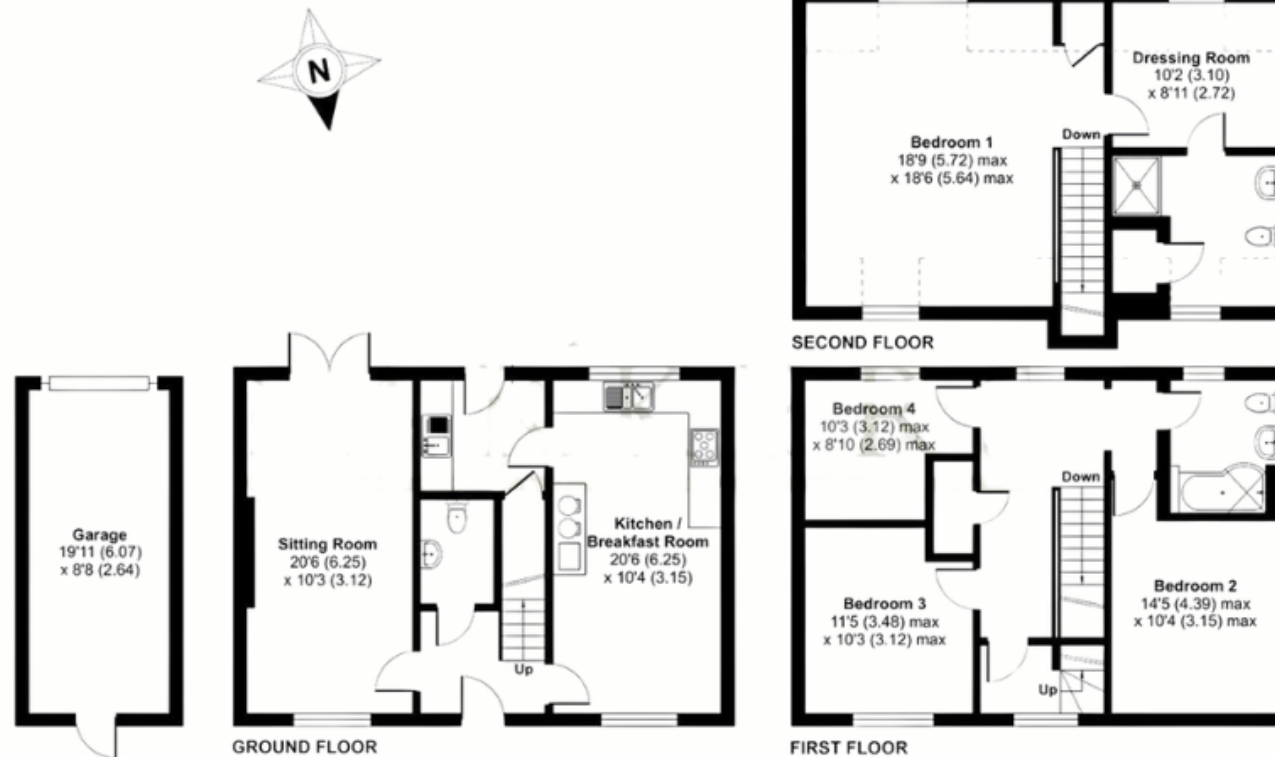
Poundbury, Dorchester, DT1

Approximate Area = 1805 sq ft / 167.7 sq m (includes garage)

Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 1926 sq ft / 178.9 sq m

For identification only - Not to scale



Please note: This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings, and orientation are approximate. No details are guaranteed and should not be relied upon for any purpose. This plan does not form part of any contract or agreement. No liability is accepted for any error, omission, or misstatement. Prospective purchasers or tenants must rely on their own inspections.

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