



Sydenham Square
Poundbury



This extremely desirable, immaculately presented four bedroom family home offers an opportunity to purchase a detached residence overlooking the forthcoming open green area of Sydenham Square. The home offers a wealth of light and airy accommodation, receiving plentiful natural light throughout and benefitting from a southerly facing garden and double garage. EPC rating B.

Sydenham Square is superbly located, enjoying an enviable position within the prestigious development of Poundbury, just a short walk to Crown Square and Queen Mother Square. Poundbury is an urban development of the County Town of Dorchester, and is King Charles's III vision of the development of new communities in the 21st century. Designed around the residents rather than their cars, it is intended to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on the car. Within walking distance there are amenities such as Waitrose, The Duchess of Cornwall public house, The Octogan café, The Engine Room restaurant, a hairdressers, a delicatessen, a medical centre, a dentist, and a garden centre.



Entrance is gained via a front porch leading to a spacious hallway with ground floor cloakroom, access to principal rooms and stairs rising to the first floor.

A feature of the property is the wonderful kitchen/breakfast room, well equipped with a comprehensive range of modern wall and base level units providing ample storage options with Quartz work surfaces and breakfast bar over and a selection of integral Neff appliances. The property benefits from a separate utility room that offers additional storage options, space for appliances and provides access to the garden.

A dual aspect formal dining room provides a further ground floor reception room. The quality of style and presentation continues to the first floor where there is a further generous reception room that enjoys an abundance of natural light gained via a triple aspect.

Also situated on the first floor is the master bedroom, well appointed with a selection of fitted wardrobes and boasting tastefully fitted en-suite facilities with a shower cubicle, wash basin and WC.

There are three further bedrooms situated on the second floor, together with the family bathroom that offers a modern suite comprising a panel enclosed bath with shower attachment over and a low level wc and wash hand basin. En suite facilities also serve bedroom two.

Externally the property benefits from a good size, southerly facing garden to the rear that is laid predominately to lawn with areas of patio. To the side of the property there is an area laid to shingle with greenhouse and timber built bin storage. There is direct access to a double garage with power, light and fitted with two electric up & over doors.

Room Dimensions:

Kitchen/Breakfast Room	3.40m x 5.94m (11'02" x 19'06")
Dining Room	3.40m x 2.97m (11'02" x 9'09")
Sitting Room	3.38m x 5.94m (11'01" x 19'06")
Bedroom One	3.40m x 3.43m (11'02" x 11'03")
Bedroom Two	4.14m x 3.43m (13'07" x 11'03")
Bedroom Three	3.38m x 3.12m (11'01" x 10'03")
Bedroom Four	2.72m x 3.38m (8'11" x 11'01")

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall,
Colliton Park
Dorchester, DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

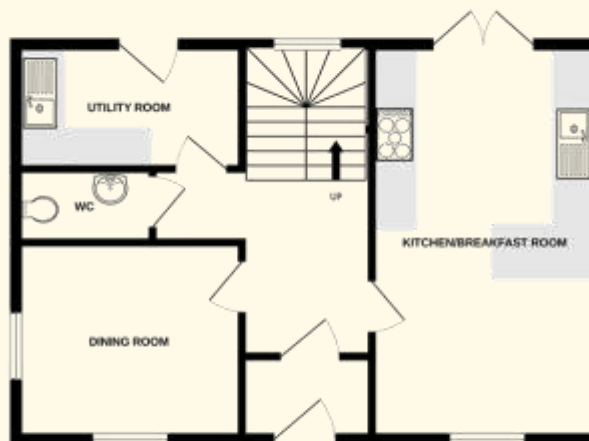
Agents Notes:

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

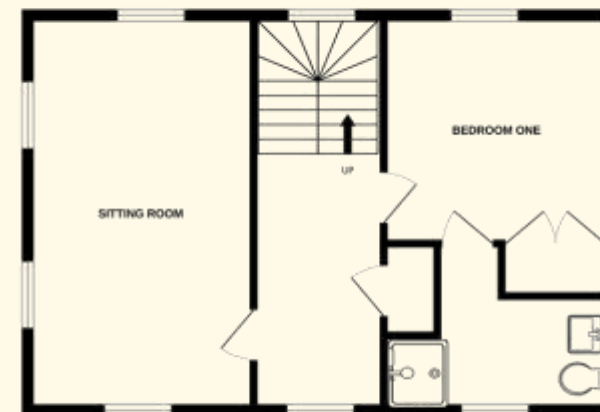
For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

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.

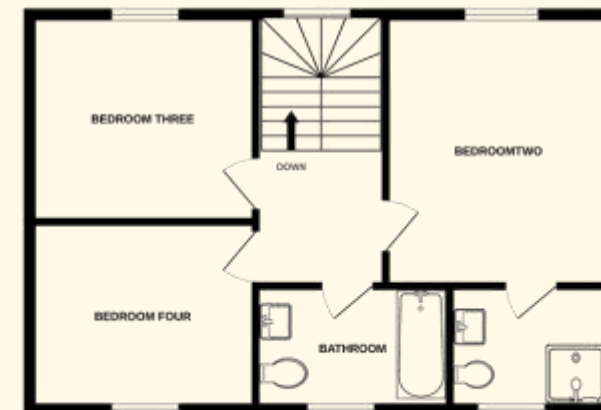
GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.2 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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