



East Down Lane  
Poundbury

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





This delightful, beautifully presented, three storey property is situated in the popular area of Poundbury close to The Great Field. This stone fronted, family home has accommodation comprising of a sitting room, kitchen, utility room, ground floor cloakroom, four bedrooms with en-suite facilities to the main bedroom and family bathroom servicing all other bedrooms. Externally there is a southerly facing garden, single garage and a parking space for off-road parking. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.





The entrance to the property opens onto the hallway laid to solid oak herring bone flooring which continues into the double aspect sitting room fitted with central gas fireplace with stone surround and mantle. French doors provide access to the garden.

The modern dual aspect kitchen is tastefully fitted with a modern kitchen suite comprising a variety of wall and base units with worksurface over. Furthermore, there is a five-ring gas hob, inset sink with mixer tap, dishwasher, Aga and tiled flooring throughout. A door leads to the utility room where there is further storage with worksurface over and sink. Space is provided for a washing machine and tumble dryer. A door provides direct access to the garden from the utility room.

The solid oak staircase leads to the first floor where a spacious landing provides access to all rooms. All three bedrooms and the family bathroom are situated on this floor. The family bathroom is part tiled with wood effect flooring and comprises of a p-shaped bath with shower over, W.C and wash hand basin.

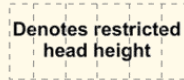
The solid staircase continues to the second-floor and lead to the main bedroom. The room is a beautiful, light and airy, dual aspect room with a dedicated dressing area leading through to the en-suite.

The en-suite is beautifully presented with a suite comprising of a double shower cubicle, wash hand basin and W.C. There is eave storage space and a front aspect window allows natural light.

Externally there is a low maintenance garden laid to patio and artificial grass. There is an area of decking covered partly by a wooden pergola where the hot hub is housed. There is gated rear access to an allocated parking space and pedestrian door to a single garage with light, power and up and over door.

**Agents Notes:**

Please note the garage is leasehold with 995 years remaining.



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](http://www.poundburymanco.co.uk)

**Flood Risk:**

Zone 1.

**Services:**

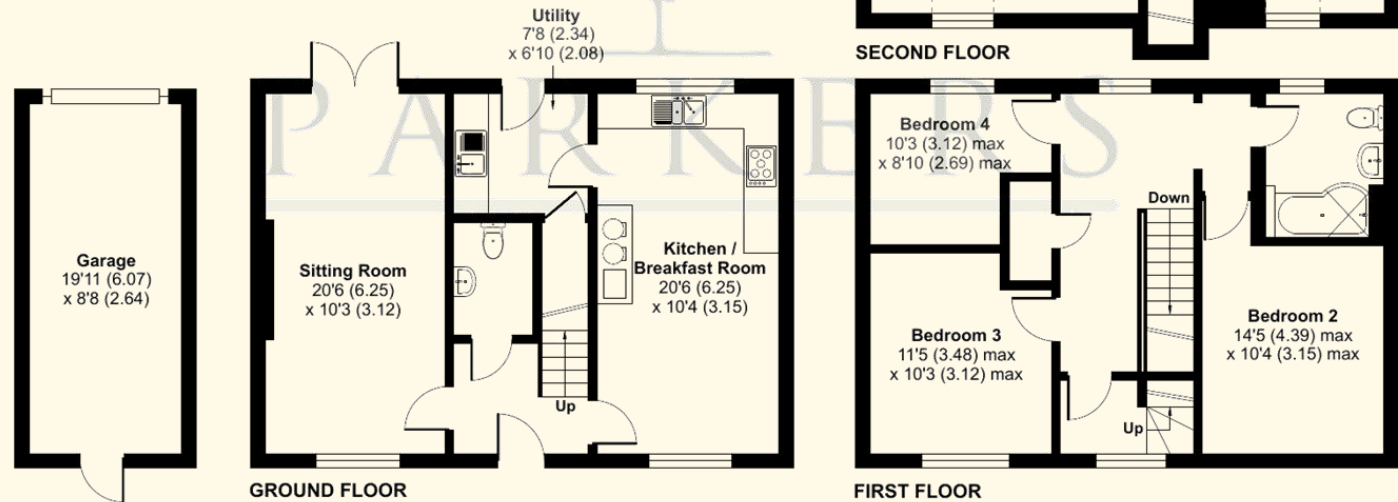
Mains electricity, water and drainage are connected. Gas fired central heating.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

01305 211970

We are advised that the council tax band is F



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Parkers Estate Agents. REF: 921279

**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

**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.