



Middlemarsh Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This substantial, detached family home is favourably situated within 'phase one' of the sought after development of Poundbury. The property boasts a wealth of light and spacious accommodation that is presented to a high standard throughout including three reception rooms, kitchen and separate utility room, garden room, four bedrooms with an en-suite to the main bedroom, family bathroom and ground floor WC. Externally, there is a beautifully landscaped, low maintenance garden to the rear, double garage and gated off road parking for approximately five cars.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for 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 are a plethora of amenities including 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 and play area. In the Queen Mother Square there is a Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.



Upon entry, you are taken through to the property's hallway, with access offered to the majority of rooms including the ground floor WC.

Situated to the front of the property, is the dining room, one of the two reception rooms offered on this floor. The dining room receives plentiful natural light via a dual aspect and features wood laminate flooring throughout which continues into the remaining reception room, currently set up as a snug. Double doors lead to the garden room, with under floor heating and insulated roof. French doors give direct access onto the rear garden.

The kitchen is fitted with a range of neutral wall and base level units with worksurfaces over and tiled flooring. Integral appliances include a double oven, four-ring electric hob with extractor hood above and dishwasher. A separate utility room provides a further sink and drainer and space for additional appliances.

A set of stairs rise to the first floor where the main bedroom and sitting room are situated. The sitting room extends the full length of the property, enjoys a triple aspect and offers a central fireplace with surround and mantle. The main bedroom benefits from good-size dimensions, a fitted wardrobe and en-suite. Bedrooms two, three and four are located on the second floor, all are double in size and bedrooms two and three are accompanied by a fitted wardrobe with double doors.

Also located on the second floor is the family bathroom. The bathroom is furnished with a suite consisting of a P-shaped panel enclosed bath with part shower screen and shower attachment, WC and wash hand basin.

A recently landscaped garden is laid to paved patio nearest the property and has a circular area of lawn. There is gated access to the parking and pedestrian door to the double garage with two up and over doors. Currently, half of the garage is utilised as a workshop with insulated walls and led lighting.

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

Flood Risk:

Surface water – Very low risk.

Rivers and the sea – Very low risk.

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

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is F.

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.

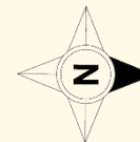
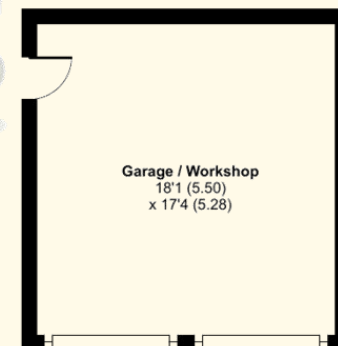
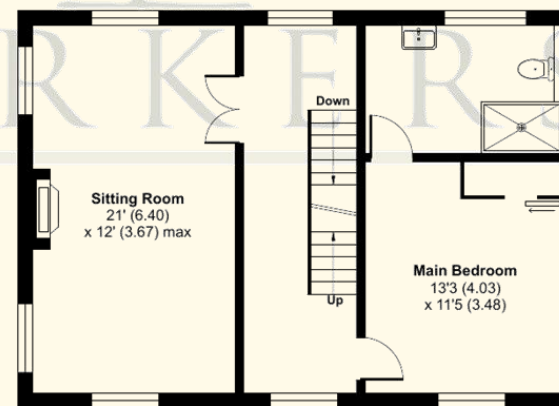
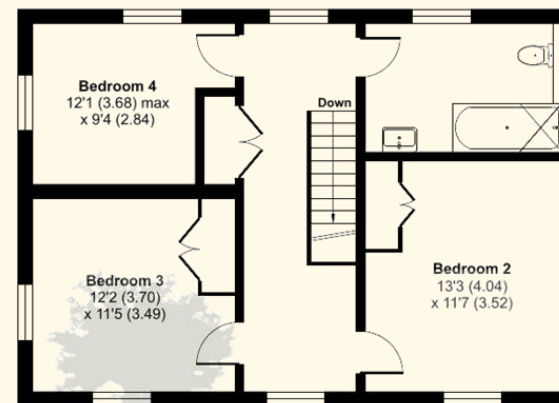
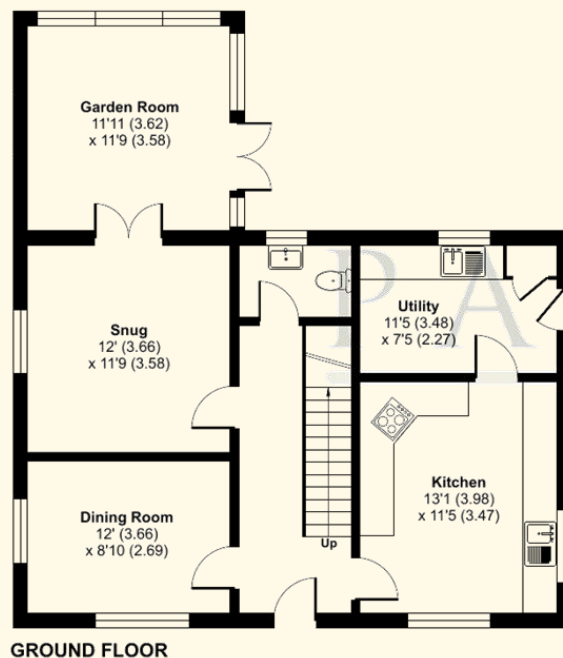
Middlemarsh Street, Poundbury, Dorchester, DT1

Approximate Area = 2111 sq ft / 196.1 sq m

Garage = 313 sq ft / 29 sq m

Total = 2424 sq ft / 225.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Parkers Estate Agents. REF: 1239719