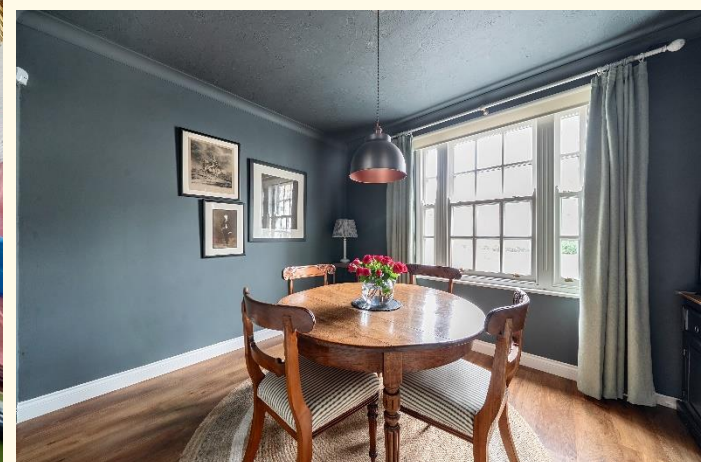




Chaseborough Square
Poundbury



This beautifully presented, detached family home is situated in 'phase one' of the popular development of Poundbury. The home offers flexible and versatile accommodation including three reception rooms, a kitchen, three double bedrooms with en-suite facilities to the principal bedroom, family shower room and ground floor WC. Externally, there is an enclosed garden to the side, gated off-road parking and an attached garage. EPC rating C.

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 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.



A wooden door takes you through to the property's hallway with access granted to the majority of ground floor rooms, including the WC. An under-stair cupboard is also located in the hallway.

The sitting room is an elegantly designed space, centered around a lovely fireplace with coal-effect gas fire, surround and mantle, creating a warm and welcoming atmosphere. Dual aspect windows allow natural light to flood the room, whilst French doors open seamlessly on to the garden. Newly laid Karndean flooring continues throughout and extensive bespoke fitted shelving provides both practical storage and a stylish display area. An additional set of French doors open up to the snug, allowing the two spaces to blend effortlessly and making the entire area feel spacious and connected while still offering the option to divide the two if desired.

The kitchen is fitted with a range of neutral wall and base level units with worksurfaces over, tiled splashback and tiled flooring throughout. Integral appliances include a fridge, Neff oven and Bosch four-ring electric hob. A convenient door leads externally to the secure parking area. The separate dining room provides further versatile living accommodation to the property and storage.



A set of stairs rise to the first floor where the bedrooms and family shower room are situated. A cupboard on the landing houses the water tank.

There are three bedrooms offered, all double in size and all benefitting from a dual aspect. Bedroom one is also accompanied by a modern en-suite with shower cubicle, WC and wash hand basin.

The family shower room is furnished with a suite comprising a tiled double walk-in shower, WC and wash hand basin with vanity storage below. The room is complete with tiled flooring.

Outside, the property boasts a private enclosed side garden, predominantly laid to lawn and enhanced by mature shrubs and trees. A water point tap and an external light add practicality, while a charming veranda provides a sheltered seating area. Additionally, the property offers an attached single garage with an up-and-over door, as well as gated secure parking with electric charging point.

Chaseborough Square, Poundbury, Dorchester, DT1

Approximate Area = 1523 sq ft / 141.4 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1671 sq ft / 155.2 sq m

For identification only - Not to scale

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

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

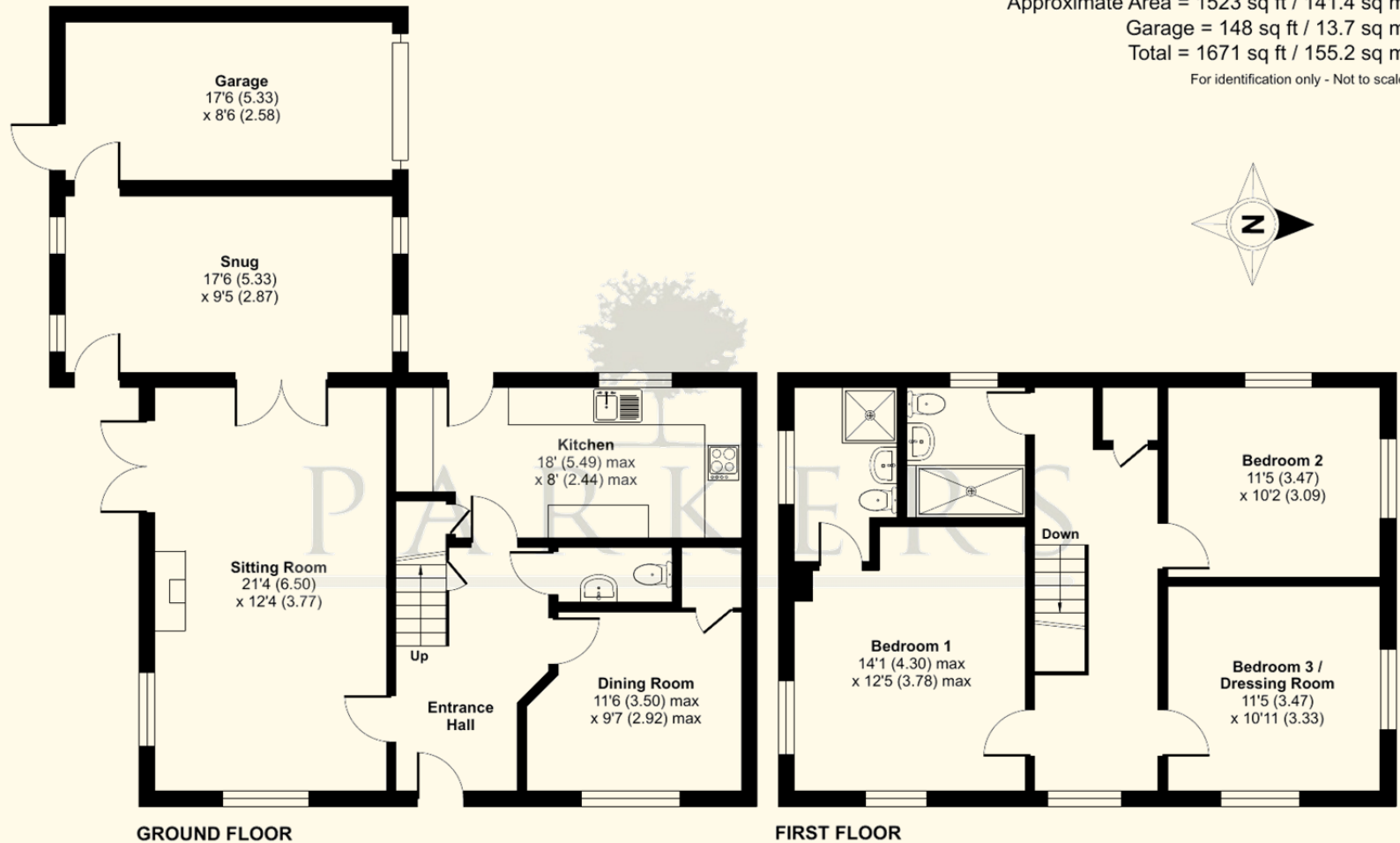
We are advised that the council tax band is F.

Flood Risk:

Surface water – Very low risk.

Rivers and the sea – Very low risk.

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Parkers Estate Agents. REF: 1250948

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