



1 Ladock Court  
Poundbury





OFFERED WITH NO ONWARD CHAIN is this semi-detached, two-storey residence, which has been recently redecorated and is situated in a quiet courtyard location, just a few minutes' walk from the Butter market Square and a bus stop, within the desirable development of Poundbury. Accommodation comprises a spacious living room, kitchen/dining room, two double bedrooms, bathroom and ground floor WC. Externally, there is a low-maintenance, enclosed rear garden enjoying a predominantly south facing aspect. 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.





The front door takes you through to the property's hallway with access granted to all ground floor rooms, including the WC.

Located to the front of the home is the living room, a good-size space receiving plentiful natural light via a dual aspect. This room further features a central fireplace with open-fire, surround with mantle and there is an under-stair cupboard.

Dining space is offered within the kitchen and the room provides direct access onto the rear garden. There are a range of wall and base level units with worksurfaces over and tiled flooring throughout. Integral appliances include a fridge-freezer, double oven, four-ring gas hob with extractor hood above, newly fitted slimline dishwasher and washing machine.

To the first floor, there are two double bedrooms both flooded with natural light and bedroom one additionally benefits from fitted storage.

Also located on the first floor is the bathroom, furnished with a panel enclosed bath with part shower screen and shower attachment, WC and wash hand basin with storage below. The room is complete with tiled walls and vinyl flooring.

To the rear, there is an enclosed, low-maintenance sunny garden with areas of lawn and patio. There are several planted shrubs and gated parking for one car.

### Flood Risk:

Surface Water - Very Low Risk

Rivers and the Sea - Very Low Risk

<https://check-long-term-flood-risk.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

Tel: 01305 211970

We are advised that the council tax band is C.

### 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

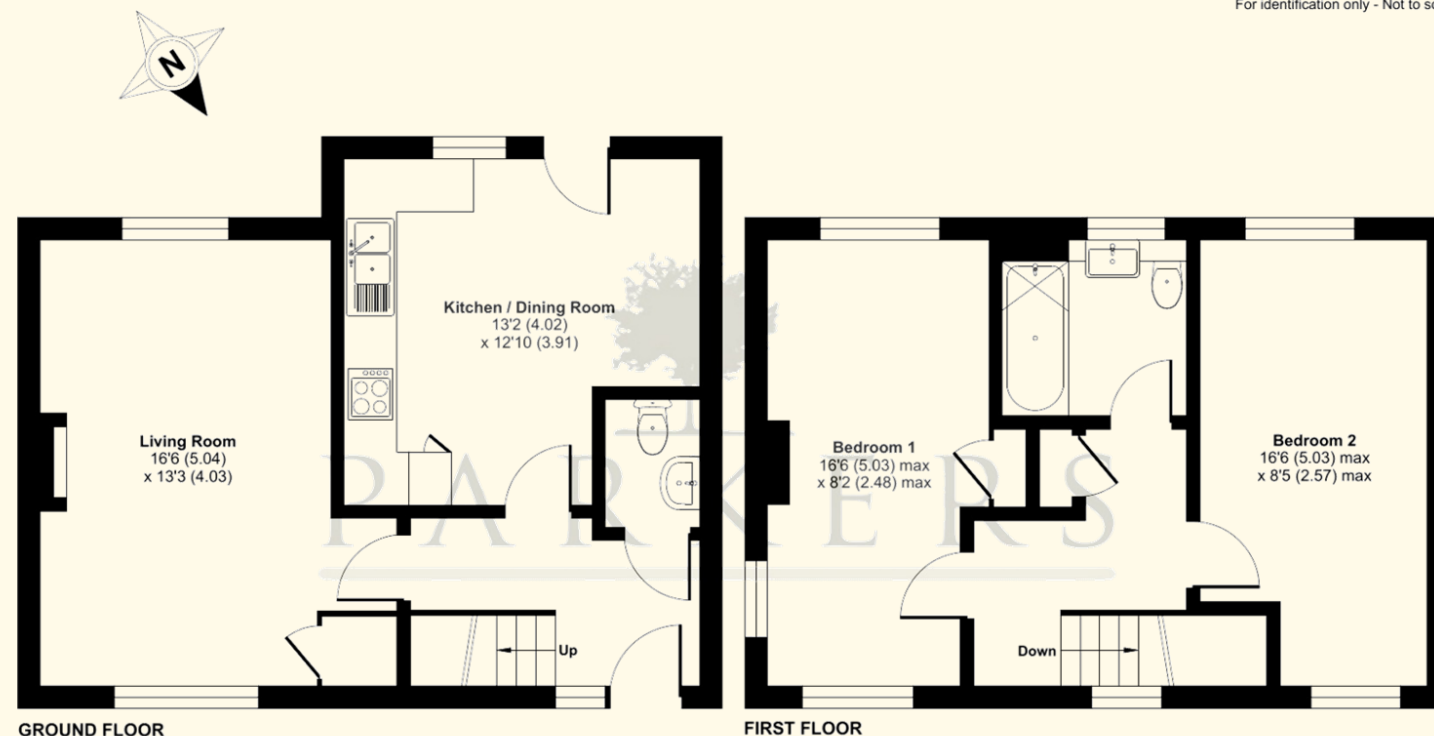
[www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

Please note the property is situated within an area of outstanding natural beauty.

## Ladock Court, Poundbury, Dorchester, DT1

Approximate Area = 847 sq ft / 78.6 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). © richcom 2025. Produced for Parkers Estate Agents. REF: 1252636

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