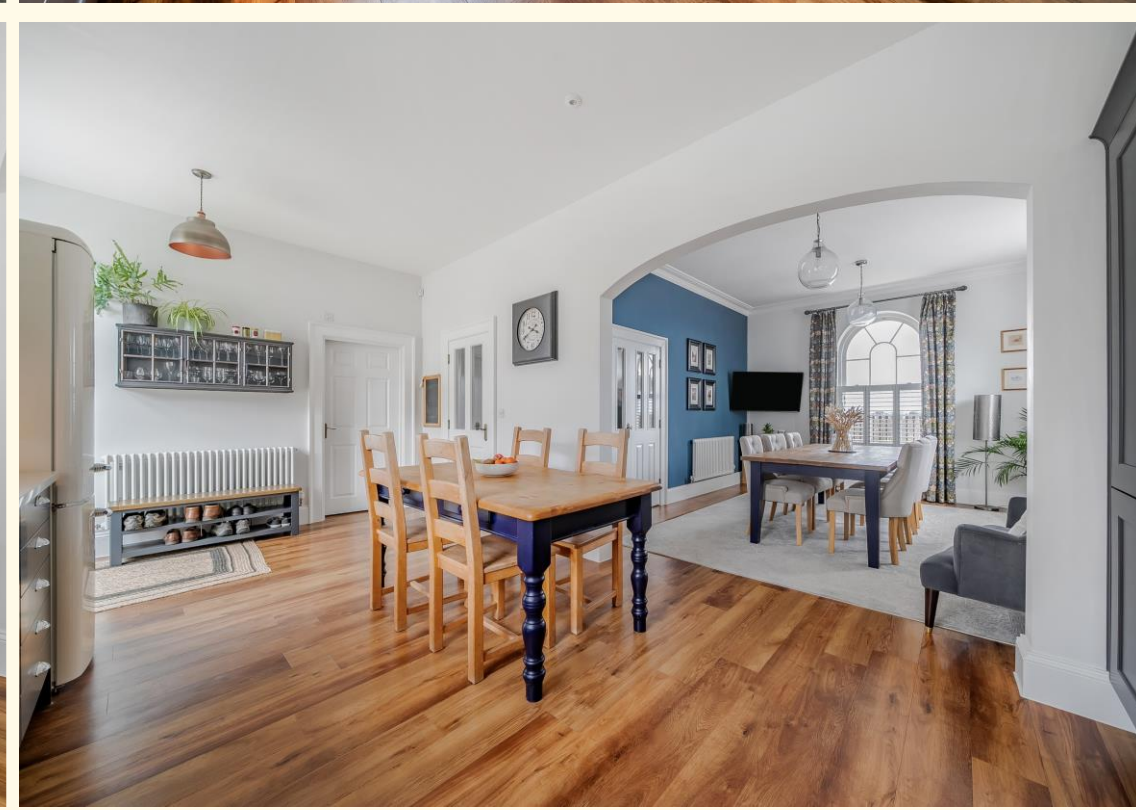




Dukes Parade
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS





This substantial five-bedroom, semi-detached family home offers an exceptional and prime location within Poundbury, with enviable views over The Great Field. The sizeable home has been thoughtfully designed, providing ample room for family living and entertaining, with further accommodation including a kitchen and dining room, utility room, first-floor sitting room, family bathroom, en-suite facilities and ground floor WC. A standout feature of the property is the double garage, with the added bonus of a versatile room above the garage, perfect for a home office or gym. EPC rating B.

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 leads to the entrance hallway of the property, with access granted to all ground floor rooms including the WC. Also located in the hallway, is an understairs cupboard.

The beautifully fitted kitchen has a range of sleek charcoal wall and base-level units with granite worksurfaces over and a charming butler's sink. There are a range of Neff integrated appliances including a fridge-freezer, five-ring gas hob with extractor hood above, double oven and dishwasher, while the separate utility room houses the property's central heating boiler, an additional sink and drainer, along with worksurface and appliance space for added convenience. A large opening takes you from the kitchen, through to the dining space with ample room for a large dining table and chairs.

The sitting room and bedrooms two and five can be found on the first floor of the home. The sitting room extends almost the full length of the property and features a central fireplace with gas fire, surround and mantle and a set of French doors that open directly out onto the balcony, with glorious 180-degree views over the Great Field and beyond as pictured on the next page. Bedroom five also enjoys direct access onto the balcony and bedroom one is accompanied by an en-suite shower room.

To the first floor, there are three remaining bedrooms, all double in size and bedroom one further benefits from modern en-suite facilities and fitted wardrobes.

The family bathroom has been well furnished with a panel enclosed bath, shower cubicle, WC and wash hand basin. The room is complete with stunning Karndean flooring.

Web: www.parkersproperty.com

Outside:

To the rear, the home boasts a good-size garden with a lawned area and large patio space creating an outdoor seating area. There is outdoor lighting, water and electrics. Side pedestrian access is also offered. In addition to its favourable size and location, the home provides a double garage with versatile room above. The garage has electric automated doors and power.



Agents Notes:

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

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

We have been advised there is an NHBC warrantee until January 2031.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<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 F.

Dukes Parade, Poundbury, Dorchester, DT1

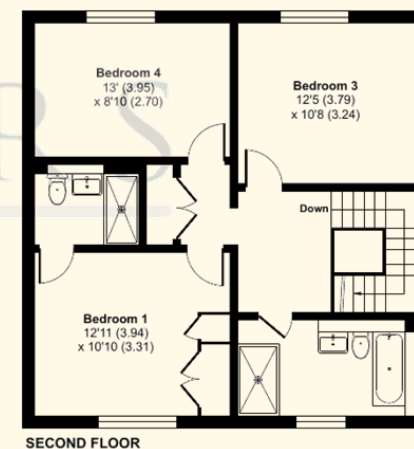
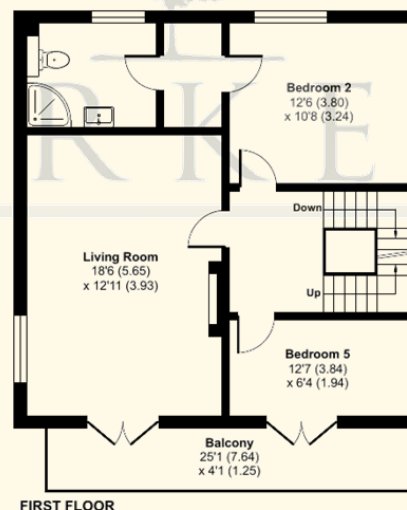
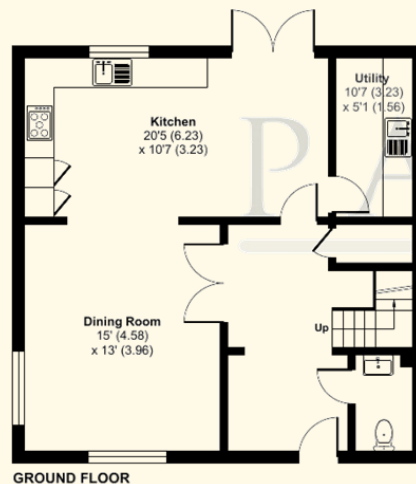
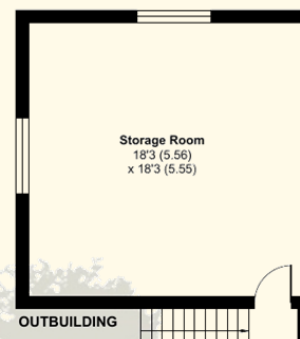
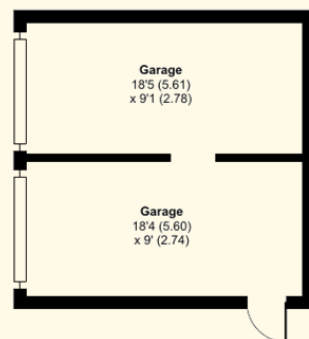
Approximate Area = 2022 sq ft / 187.8 sq m

Garage = 335 sq ft / 31.1 sq m

Outbuilding = 335 sq ft / 31.1 sq m

Total = 2692 sq ft / 250 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). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1262284

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.