



Woodlands Cres
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This well-presented, semi-detached family home is situated on the popular location of Woodlands Crescent, positioned in the heart of Poundbury. Ground floor accommodation includes a spacious kitchen/breakfast room, dining room, conservatory, WC and separate utility room. The first floor houses the generous sitting room, bedroom four and the bathroom. The second floor offers three further bedrooms with en-suite shower room to the principle bedroom. Externally the property enjoys an attractive and low maintenance, rear garden with access to a double garage. EPC rating C.

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.

Nearby Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's and dentist surgeries are close by. There are train links to London Waterloo, Bristol Temple Meads and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Steps lead to the front door, with railings either side and a selection of mature plants and shrubs. A wooden door opens on to the hallway with access to ground floor rooms, two storage cupboards, a ground floor WC and stairs to the first floor.

There is a separate front aspect dining room with glass/wooden doors through to the kitchen.

The kitchen is fitted with a comprehensive range of neutral wall and base level units with granite worksurfaces over and tiled flooring. There are a wealth of integral appliances including dishwasher, double oven and hob with extractor hood over. A separate utility room provides a further sink and drainer, storage and an integrated washing machine.

A wonderful feature of the property is the conservatory. The space offers versatility to this lovely home and takes full advantage of the outlook onto the garden.

A set of stairs rise to the first floor where the generous sitting room is situated, extending the full length of the property. The room enjoys a dual aspect and offers a central fireplace with marble surround and mantle.

Bedroom four and the family bathroom, tastefully fitted with a white suite comprising panel enclosed bath with shower over, WC and wash hand basin, are also located on the first floor.

There are three further bedrooms located on the second floor with fitted wardrobes to bedrooms one and two. There is a Jack and Jill shower room accessed from bedroom one and the landing.

Externally there is a low maintenance garden, laid to paving and offering attractive flower bed borders. A door offers access to the double garage. With electric up-and over double door, power and light.

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

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

We are advised that the council tax band is E.

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.



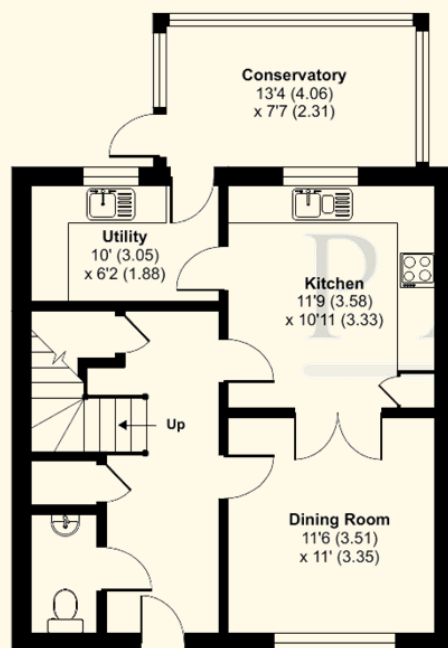
Woodlands Crescent, Poundbury, Dorchester, DT1

Approximate Area = 1649 sq ft / 153.2 sq m

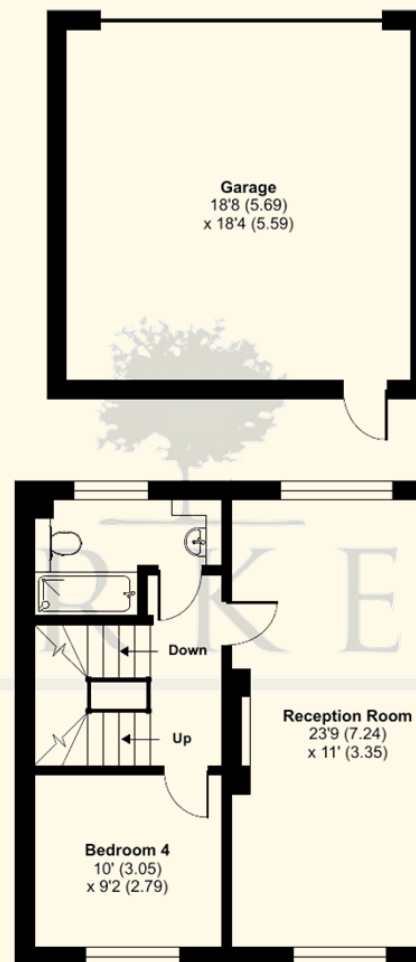
Garage = 342 sq ft / 31.8 sq m

Total = 1991 sq ft / 185 sq m

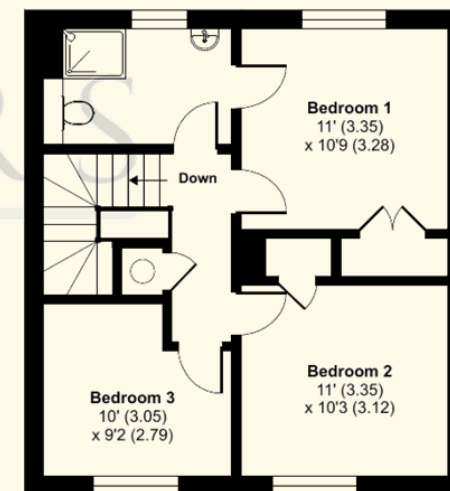
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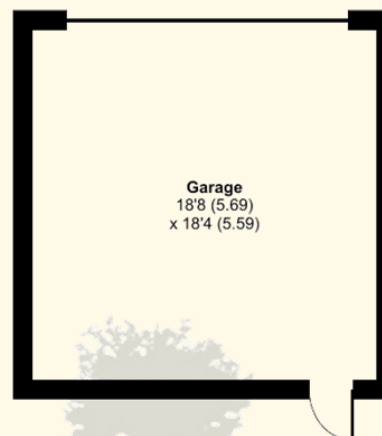
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Parkers Estate Agents. REF: 1262365