



Liscombe Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This double-fronted, detached, four-bedroom home is situated within the sought after development of Poundbury, close to Queen Mother Square. This substantial residence offers generous and well-presented accommodation comprising two reception rooms, kitchen/diner with separate utility room, family bathroom, en-suite facilities to the principal bedroom and a ground floor cloakroom. The property boasts an attractive and well-maintained westerly facing garden and there is a double garage and further gated parking. EPC rating B.

Within walking distance to the property are amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, Monart Spa, shops, hairdressers, dentists, medical centre, garden centre and Damers First School. The Great Field is a short walk away and offers a wonderful open space. 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, hospital 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.



Entrance to this lovely family home is via wooden door into a hallway offering access to all ground floor rooms including a cloakroom with access to under-stairs storage.

The generous ground-floor reception room, a real feature of any Poundbury home, offers a plentiful natural light via a triple aspect with French doors opening onto the rear garden.

The modern and stylish kitchen enjoys a spacious and social feel and has been fitted with a comprehensive range of wall and base units with granite worksurface over. There are a number of integrated appliances offered including a fridge/freezer, AEG gas hob and AEG double oven, AEG wine fridge and AEG dishwasher. The room is finished with ambient kickboard lighting and tiled flooring. A dual aspect offers natural light and there is plentiful space for dining table and chairs. A door leads through to the utility room, fitted with further cupboards and worksurface, a stainless-steel sink and drainer and space and plumbing for further appliances. A door leads to the rear garden.

Stairs rise to the first floor where there is a further reception room with triple aspect and attractive central feature coal effect, gas fire with surround and mantle, offering versatility to this excellent family home. The principle bedroom, with fitted wardrobes and en-suite shower facilities are also located on this floor.

The second floor boasts three further double bedrooms and a modern and stylish family bath and shower room.

The property is completed by a delightful, low-maintenance rear garden with a patio abutting the property offering the perfect spot for garden furniture. Steps lead to a raised lawned area and a path takes you to a gravelled area providing further off-road parking.

To the side of the property, double gates lead to secure parking situated at the rear of the garden. Furthermore, there is a double garage with electric door with fob entry.

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, serviced annually by the current owners.

Agent Note:

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

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.



Liscombe Street, Poundbury, Dorchester, DT1

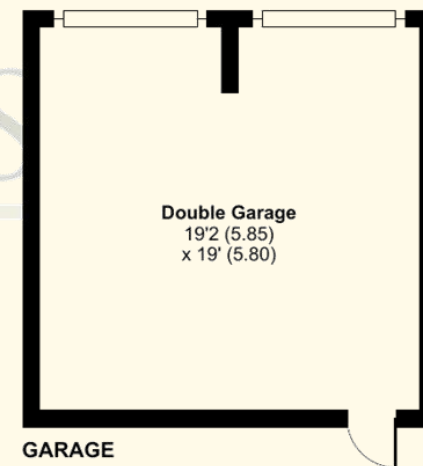
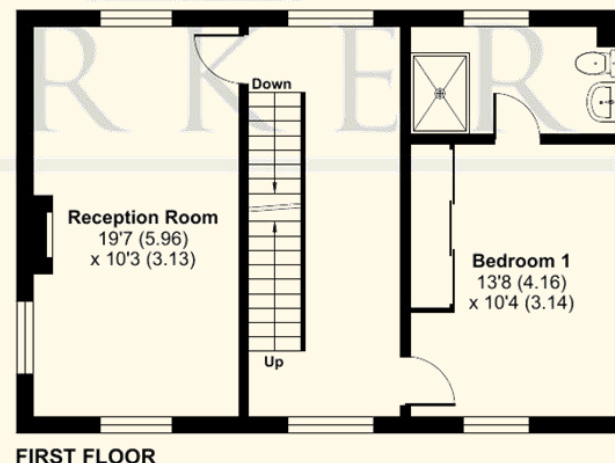
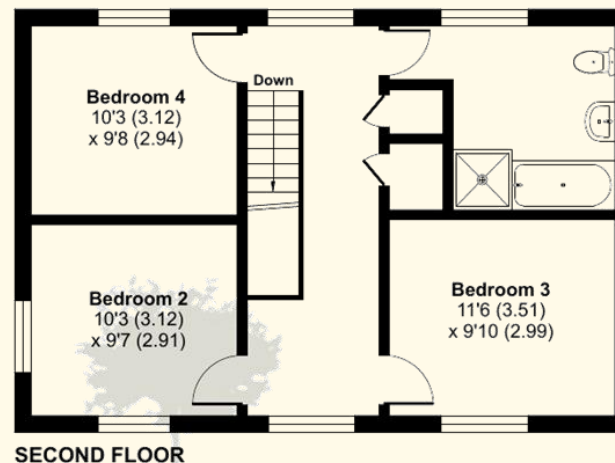
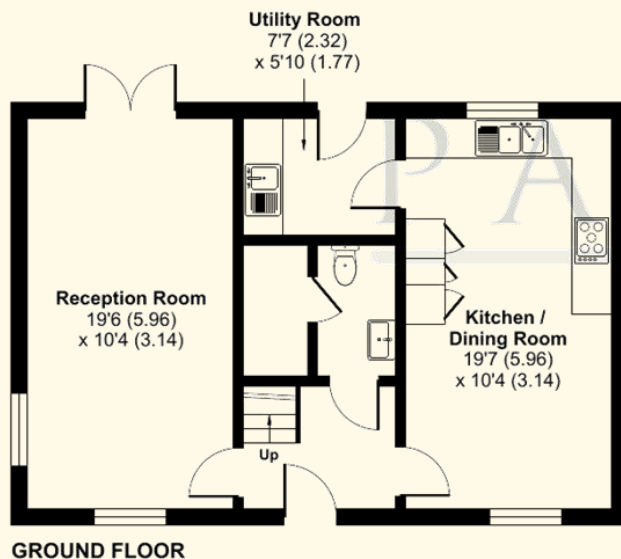
Approximate Area = 1720 sq ft / 159.7 sq m

Garage = 365 sq ft / 33.9 sq m

Total = 2085 sq ft / 193.6 sq m

For identification only - Not to scale

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2025. Produced for Parkers Estate Agents. REF: 1268405