



Vickery Street  
Poundbury





Situated within an area of outstanding natural beauty and within the sought-after development of Poundbury, is this two-storey, detached family home. Accommodation is beautifully presented throughout and consists of a living room, kitchen/dining room, utility room/WC, three good-size bedrooms with en-suite facilities to the principal bedroom and family bathroom. Externally, the home enjoys a low-maintenance, enclosed rear garden, garage and additional exclusive right to use parking space. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision of 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 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, nearby 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.





A wooden door leads to an internal porch area, creating an ideal space to decant outdoor wear, with two useful storage cupboards. A further door takes you through to the hallway of the property, which in turn provides access to all ground floor accommodation.

A generous sitting room, extends the full length of the property and French doors open directly onto the garden, allowing natural light to flood the room, along with a front aspect window. The room additionally features a central fireplace with coal-effect gas fire, surround and mantle.

A tastefully fitted kitchen/dining room boasts a comprehensive range of wall and base level units creating ample storage options with granite work surfaces over. Integral appliances include a fridge freezer, dishwasher, an integral eye level double oven and a five-ring gas hob with extractor hood above. There is a breakfast bar and to the rear of the room, there is a fitted corner bench for dining seating.



A separate utility room provides a further sink and drainer, storage options and space and plumbing for a washing machine. The room also houses the downstairs WC.

Heading to the first floor, you are greeted with a spacious landing and airing cupboard. From there, access is provided to all bedrooms and the family bathroom.

All three bedrooms are a good-size and benefit from either a front or rear aspect window. Bedroom one also benefits from a fitted wardrobe and is accompanied by a modern en-suite with corner shower cubicle, WC and wash hand basin.

The family bathroom is furnished with a suite comprising a panel enclosed bath with part-shower screen and shower attachment, low-level WC and wash hand basin with vanity storage below.

### Broadband:

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.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

Tel: 01305 211970

We are advised that the council tax band is E.

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

Please note the garden pictures listed were taken in 2018.

### Outside:

To the rear of the property there is a delightful and enclosed garden that is laid predominately to lawn with a raised area of patio, perfect for alfresco dining and a path leading to the gated rear access. The property also benefits from a single garage with up and over door, power and light and an exclusive right to use parking space to the rear of the property.

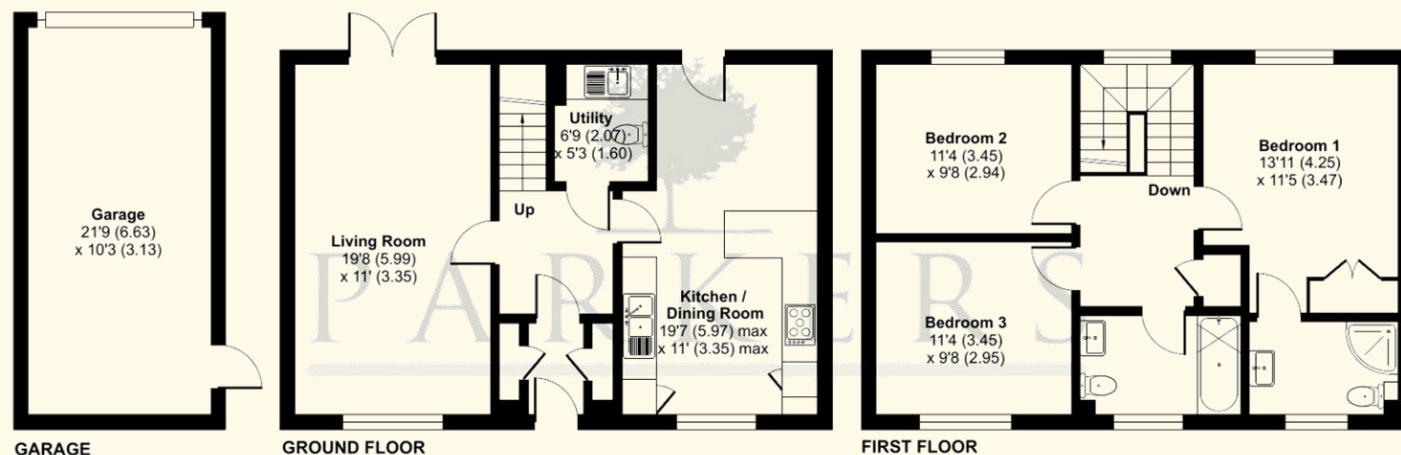
**Vickery Street, Poundbury, Dorchester, DT1**

Approximate Area = 1152 sq ft / 107 sq m

Garage= 223 sq ft / 20.7 sq m

Total = 1375 sq ft / 127.7 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.