



Challacombe Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in the popular development of Poundbury and within an Area of Outstanding Natural Beauty, is this well-proportioned and flexible, detached family home. Accommodation is spread across two floors and comprises of a sitting room, kitchen/diner, study, four bedrooms with en-suite facilities to the principal bedroom, family bathroom and ground floor WC. The home also features a large versatile room above the double garage, which can be accessed internally from the house. Furthermore, the home enjoys a southerly facing, good-size rear garden. EPC rating C.

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.



Upon entry, you are taken through to the property's hallway, which in turn, grants access to all accommodation including the WC.

Located to the rear of the home, is the sitting room, a good-size space with central fireplace housing a coal-effect gas fire and French doors opening onto the rear garden.

The kitchen/diner is fitted with a range of wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a double oven, four-ring gas hob with extractor above, fridge freezer and dishwasher. Space is allocated for a washing machine and an island space creates room for breakfast bar seating. Additional space is provided for dining furniture and internal access is offered to the double garage.

The ground floor is completed by a study, providing flexible space to accommodate a variety of needs.



On the first floor, there are four bedrooms and the family bathroom.

All four bedrooms benefit from either a front or rear aspect window allowing plentiful natural light to enter the rooms. There are fitted wardrobes in three of the four bedrooms and bedroom one is further accompanied by an en-suite shower room.

Accessed via bedroom four, the room above the garage enjoys a triple aspect and spacious dimensions, offering flexibility for a variety of purposes.

The family bathroom is furnished with a panel enclosed bath with shower attachment, WC and wash hand basin.

Outside:

Externally, there is an enclosed rear garden, predominantly laid to lawn and boarded with flower beds, shrubs and trees. The garden receives a sunny southerly facing aspect and nearest the property, there is an area of patio, making the perfect spot for alfresco dining. In addition, the home offers a double garage with two up and over doors, power and light.

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.

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.

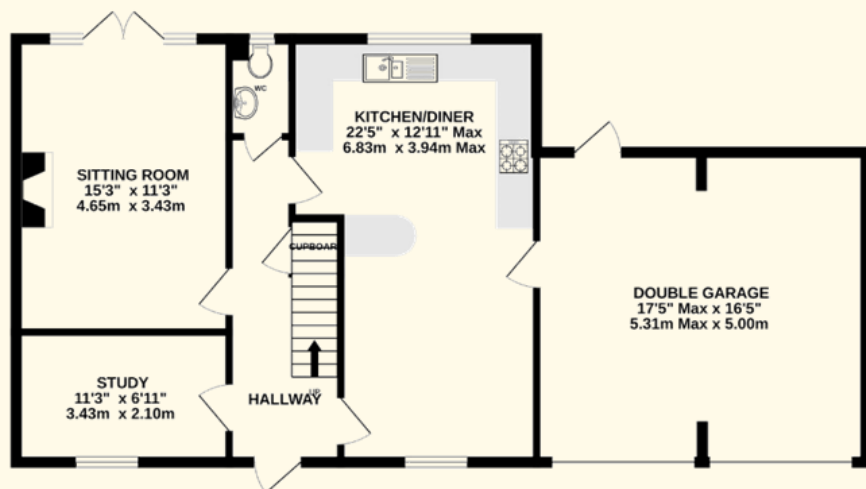
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Agents Notes:

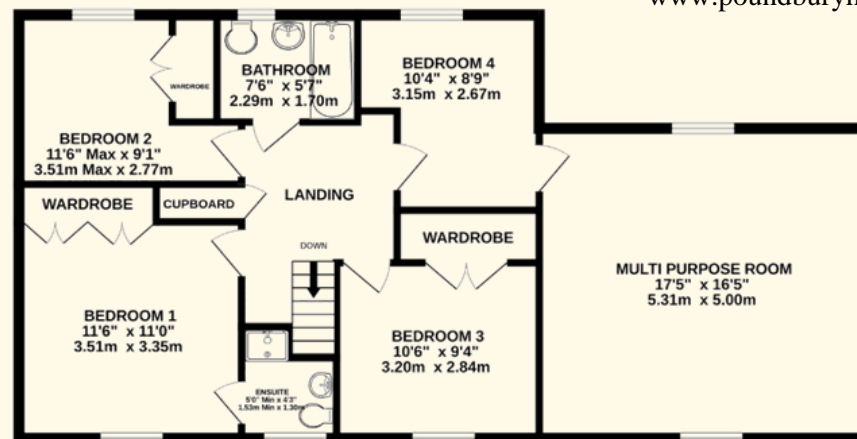
There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

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

GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



CHALLACOMBE STREET

TOTAL FLOOR AREA : 1797 sq.ft. (166.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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