



Woodlands Crescent  
Poundbury

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





This end-of-terrace, three-storey family home is located in the sought-after development of Poundbury and set within an Area of Outstanding Natural Beauty. The home offers well-presented accommodation including a kitchen with a separate utility room, two reception rooms, four bedrooms—one of which benefits from a Jack and Jill en-suite shower room, family bathroom and ground floor WC. Externally, the home boasts a lovely southerly facing garden, as well as a double garage with a versatile room above, perfect for use as a home office or additional storage. 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.



## The sellers have made a number of thoughtful upgrades throughout and these include:

- All rear south-facing softwood casement window frames, replaced in 2024 by Martyr Joinery, in made-to-measure hardwood.
- Full decoration of all external timberwork and metal stairs/railing painted in 2024, and full internal decoration and upgrade of LED lighting to both bathrooms and kitchen.
- Timber Garage lintels replaced with natural Welsh slate, 2010.
- Water softener installed, 2011 and serviced yearly thereafter.
- Door canopies and supporting Portland stone corbels installed to the rear of house and garage, 2017.
- Electric operating up-and-over garage doors installed, 2019.
- Facia eave vents, added to the South and North elevations, 2019.
- A loft ladder installed, 2019, along with light and 240v power within the loft space.
- External silica render cleaned, 2024.
- Newly installed smoke and kitchen heat alarms, 2025.
- Hive smart home heating system with app-controlled thermostat and radiator valves to all rooms.
- Both bathrooms and cloakroom fitted with new run-silent humidistat fans, 2025.
- New Wi-Fi smart electric panel heaters installed in office, 2025.
- Ubiquiti video doorbell, along with Ubiquiti home IT system, ensuring complete Superfast WiFi coverage throughout the house, office, garage and garden all operated via the subscription-free Ubiquiti smart app.

A wooden entrance door leads into the property's hallway, where access is granted to the kitchen, dining room, and ground floor WC.

The kitchen is well-equipped with a range of neutral wall and base-level units, complemented by work surfaces and a tiled splash back. Integral appliances include a new NEF N50 self-cleaning Double Oven, five-ring gas hob, Miele dishwasher, and Bosch fridge-freezer. A separate utility room offers further space for additional appliances and houses the property's central boiler. Double-glazed French doors lead from the kitchen into the dining room, creating a seamless connection between the two spaces and allowing natural light to flow through.

Upstairs, on the first floor, the accommodation includes a spacious sitting room, the fourth bedroom and family bathroom. The sitting room extends the full length of the property, offering a generous and light-filled living space, benefitting from a dual aspect and featuring a central gas fire with surround and mantle. The family bathroom is furnished with a suite comprising a panel enclosed bath with shower attachment and part-shower screen, WC and wash hand basin. The room is complete with part-tiled walls and tiled flooring.

Heading up to the second floor, you'll find the remaining bedrooms, one of which benefits from a Jack and Jill en-suite shower room (with newly fitted shower cubicle). Bedrooms one and two further benefit from fitted wardrobes.

**Externally:** Outside, the garden layout features a paved patio area directly abutting the rear of the property, complete with an automated and lit awning above - perfect for alfresco dining. An area of artificial lawn provides a low-maintenance green space. Steps lead down to the double garage, which benefits from power, lighting, and electric auto-opening doors for added convenience. Additional steps lead up to a versatile office space situated above the garage. This area is enhanced by a bespoke timber canopy, crafted and installed by Martyr Joinery in 2017. A made-to-measure hardwood rear gate door, also by Martyr Joinery (2018) has been installed.



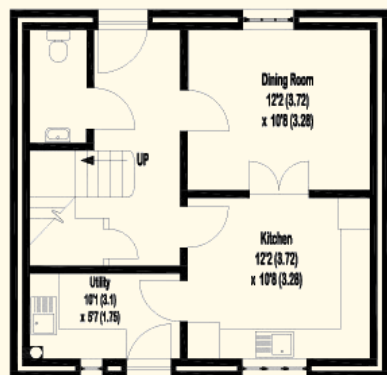
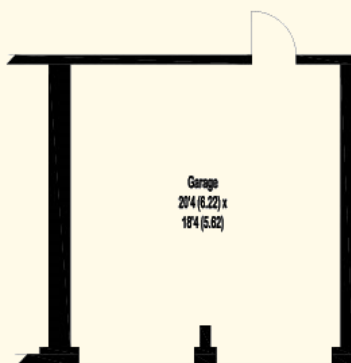
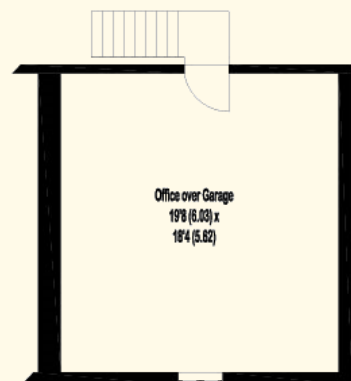
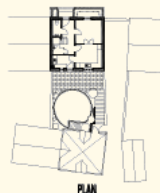
## Woodlands Crescent, Poundbury, Dorchester, DT1

Approximate Area (inc Office) = 1881 sq ft / 175 sq m

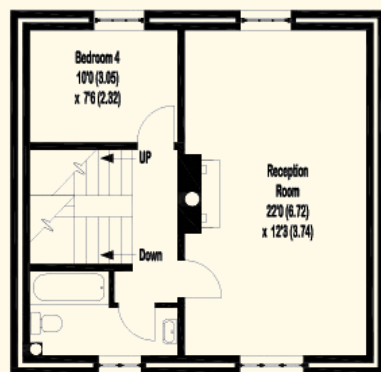
Garage = 365 sq ft / 34 sq m

Total = 2246 sq ft / 209 sq m

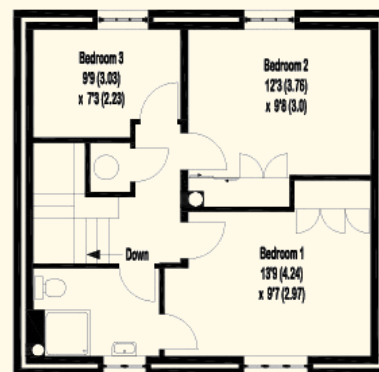
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Agents Notes:

Please note the floorplan has been supplied by the seller.

There is an annual Manco charge of £220.00 (if paid early).

### Services:

Mains electricity and water 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 and Mobile Service:

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

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

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

The seller advised EE internet is the current broadband provider with super-fast connectivity 1000Mbps download/100Mbps upload £50p/m

### 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#>

**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.