



Windslade Street
Poundbury



This charming semi-detached home is nestled in the desirable area of Poundbury and offers fantastic potential to become a beautiful family home. Accommodation includes a sitting room, kitchen/diner, utility room, three double bedrooms with en-suite facilities to the principal bedroom, family bathroom and ground floor WC. Externally, there is a paved rear garden, along with a double garage. 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.



A wooden door takes you through to the property's hallway, with access offered to both principal ground floor rooms and the WC.

Located to the front of the home, is the sitting room, with good-size dimensions and a central fireplace with coal-effect gas fire, surround and mantle.

The spacious kitchen/diner provides ample room for dining furniture and enjoys direct access onto the rear garden. The kitchen itself is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a double oven and four-ring gas hob.

A utility room offers further worksurface and appliance space, and an additional sink and drainer.



On the first floor, there are two bedrooms, both double in size and both receiving plentiful natural light via either a front or rear aspect window.

Completing the first floor, is the family bathroom, furnished with a suite comprising a panel enclosed bath with shower attachment, WC and wash hand basin.

The principal bedroom is situated on the second floor and is a generous-sized room, accompanied by a fitted wardrobe and en-suite shower room.

Outside, there is an enclosed, two-tiered garden which is predominantly laid to paving. There is space for outdoor living furniture and pedestrian access is offered directly into the double garage.



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.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

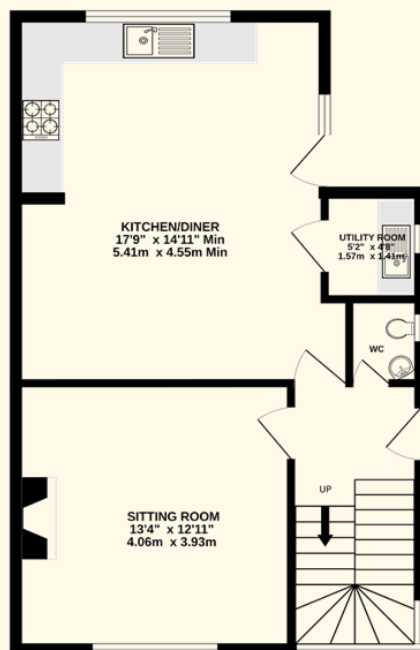
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Agents Notes:

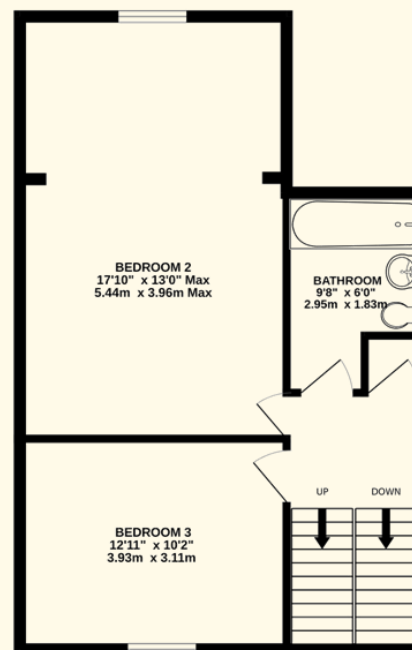
There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

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

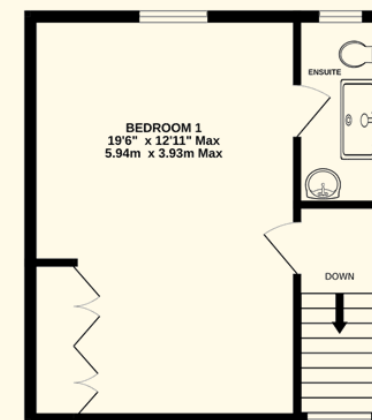
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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Broadband:

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

Mobile service indoor is listed as limited and outdoor is likely.

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

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.