



Longmoor Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This substantial, detached family home is favourably situated within 'phase one' of the sought after development of Poundbury. The property boasts a wealth of light and spacious accommodation including kitchen/dining room and separate utility room, living room, four bedrooms with an en-suite to the main bedroom, family bathroom and ground floor WC. Externally, there is a low maintenance garden to the side, single garage and gated off road parking for approximately two cars. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for 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 are a plethora of amenities including The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. In the Queen Mother Square there is a Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.



Upon entry, you are taken through to the property's hallway, with access offered to the majority of rooms including the ground floor WC. There are double doors to the side garden.

Situated to the rear of the property, is the kitchen/dining room which receives plentiful natural light via a dual aspect and features wood laminate flooring throughout which continues into the utility room. The kitchen is well-equipped with a range of wall and base level units. Integral appliances include a NEFF double oven and four-ring induction hob with extractor fan, NEFF dishwasher, stable sink with wooden drainer and mixer tap and AGA cooker which will remain at the property.

A separate utility room provides a further sink and drainer and space for additional appliances.

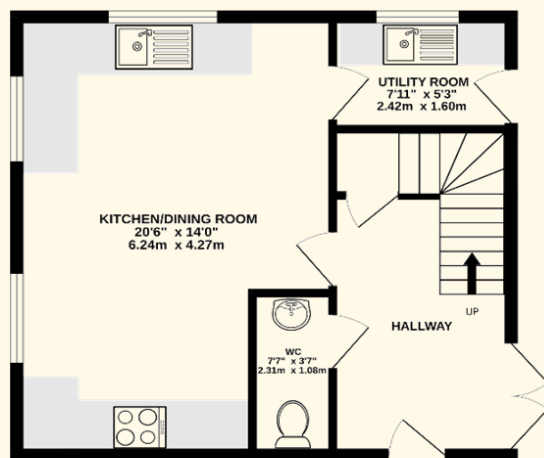


A set of stairs rise to the first floor where the main bedroom and sitting room are situated. The sitting room extends the full length of the property, enjoys a triple aspect and offers a central fireplace with surround and mantle. The main bedroom benefits from good-size dimensions, a fitted wardrobe and en-suite. Bedrooms two, three and four are located on the second floor, all are double in size and bedrooms two and three are accompanied by a fitted wardrobe with double doors.

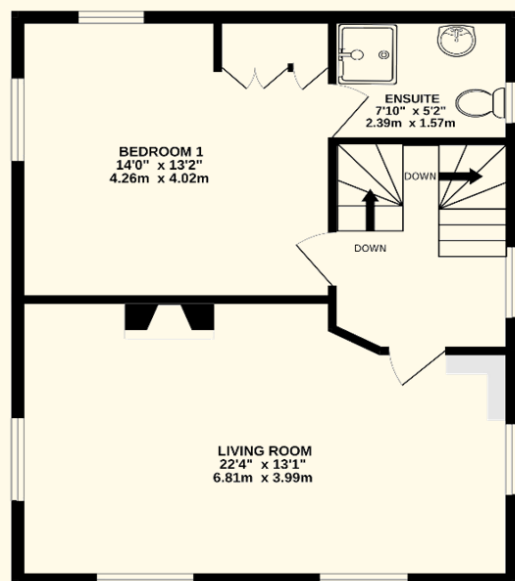
Also located on the second floor is the family bathroom which can be entered through the second bedroom. The bathroom is furnished with a suite consisting of a P-shaped panel enclosed bath with part shower screen and shower attachment, WC and wash hand basin.

The garden is laid to paved patio with a pedestrian door to the garage. There is gated access to the parking and the up and over door to the garage which has power and light.

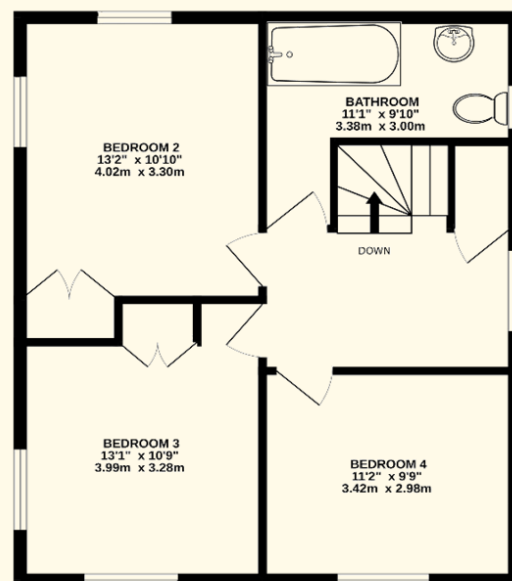
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.4 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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Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is F.

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#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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.