



Woodlands Crescent
Poundbury

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PROPERTY CONSULTANTS & VALUERS



Set within an area of outstanding natural beauty, this desirable, four-bedroom town house is situated on the popular location of Woodlands Crescent, positioned in the heart of Poundbury. Ground floor accommodation includes a sun room, kitchen, dining room, WC and separate utility room. The first floor houses the generous sitting room, bedroom four and the family bathroom. The second floor offers three further bedrooms with 'Jack & Jill' en-suite shower room to the principle bedroom. Externally the property enjoys an attractive, west facing garden with access to a double garage. EPC rating C.

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, 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.

Nearby Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's and dentist surgeries are close by. There are train links to London Waterloo, Bristol Temple Meads and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Steps lead to the front door, with railings either side and a selection of mature plants and shrubs. A wooden door opens on to the hallway with access to ground floor rooms, two storage cupboards, a ground floor WC and stairs rising to the first floor.

The kitchen is fitted with a comprehensive range of shaker style wall and base level units with granite worksurfaces over, tiled splash back and tiled flooring. Integral appliances include a dishwasher, fridge/freezer, eye-level double oven and a four-ring gas hob with extractor hood over. A separate utility room provides a further sink and drainer, storage and space for appliances. A door provides direct access to the garden.

The property boasts a sun room on the ground floor offering further, versatile living accommodation with a set of French doors leading to a private patio area of the garden.

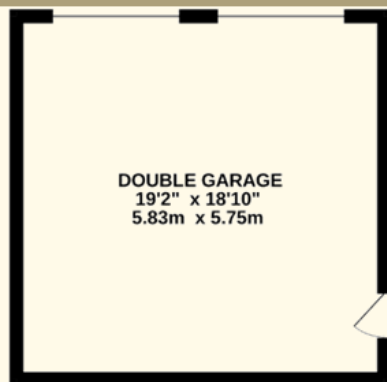


Stairs rise to the first floor where the generous sitting room is situated, extending the full length of the property with windows to the front and rear. There is a central fireplace housing a gas fire with stone surround and mantle.

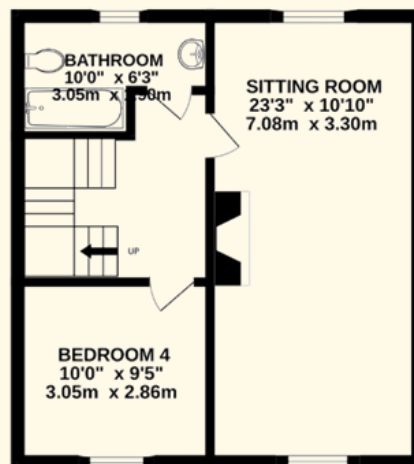
Bedroom four and the family bathroom, tastefully fitted with a white suite comprising panel enclosed bath with shower over, WC and wash hand basin, are also located on the first floor.

There are three further bedrooms located on the second floor with fitted wardrobes to all. The principal bedroom also benefits from Jack and Jill shower room accessed from the bedroom and the landing.

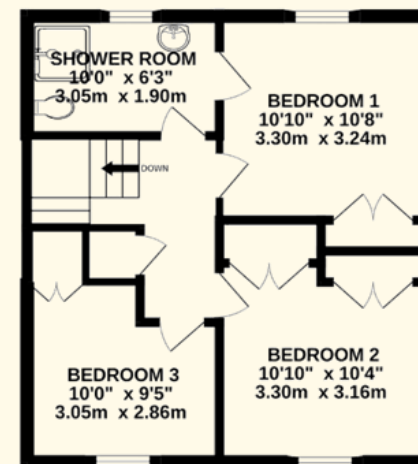
Externally, there is a mature rear garden laid to areas of paving, shingle and lawn also offering attractive flower bed borders and Pergola. A door offers access to the double garage.



GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

TOTAL FLOOR AREA : 1920 sq.ft. (178.4 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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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ
Council tax band is E.

Mobile and Broadband :

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

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.

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

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