



Widcombe Walk  
Poundbury



PARKERS  
PROPERTY CONSULTANTS & VALUERS









This elegant, three-storey family home is situated in the sought after development of Poundbury and set within an Area of Outstanding Natural Beauty. The standout features of this house are the gated parking, high ceilings, coving and beautiful windows. Externally, there is a beautifully landscaped garden. The spacious accommodation includes two reception rooms, a well-appointed kitchen, utility room, and four bedrooms, two of which benefit from en-suite facilities. A modern family bathroom, ground floor WC, and a study complete this exceptional home. 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.





Entrance to this lovely home is via wooden door through to the lobby, a perfect spot for storage of outdoor wear. A door leads to the hallway where there is tiled flooring with underfloor heating that continues throughout the ground floor.

The triple-aspect kitchen/breakfast room is fitted with a stylish range of wall and base level units in white with granite worksurfaces over and tiled splash back. Integral appliances include a fridge-freezer, dishwasher and a six-burner gas/electric aga. French doors open directly to the garden. A separate utility room provides further workspace, access to a separate WC, and further double doors give access to the garden. Completing the ground floor is a second, front aspect reception room, a flexible space currently used as a snug.

Stairs rise to the first floor and lead to the generous sitting room, a dual aspect living space, featuring a central fireplace and access onto a balcony to the rear which extends the full width of the property. The principal bedroom also has access to the balcony, and is furnished with two fitted wardrobes and a spacious ensuite. The floor is completed with a useful study.

The second floor has three further bedrooms, one of which has an en-suite shower room. The family bathroom has a panel enclosed bath with shower, WC, hand basin set within a vanity unit. The room is finished with stylish and attractive tiling.



**Outside:**

The garden has been thoughtfully landscaped, combining areas of lawn with well-maintained flower beds and inviting patio spaces. To the front, a gated, shingled driveway leads to a detached double garage with single up and over door, offering off-road parking and storage. There is a further pedestrian side door to access.





### Services:

Mains electricity, water and drainage are connected.

Gas fired central heating. Underfloor heating on the ground floor.

### Local Authorities:

Dorset Council,  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

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-floodrisk.service.gov.uk/risk#>

### Broadband and Mobile Service:

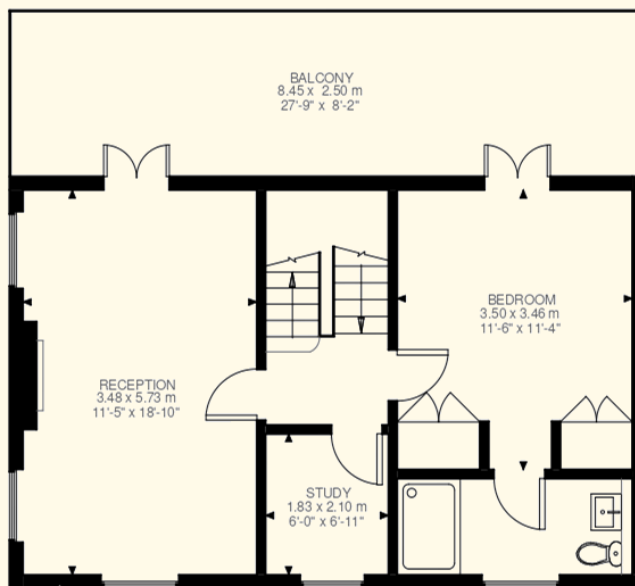
For up-to-date information please visit

<https://checker.ofcom.org.uk>

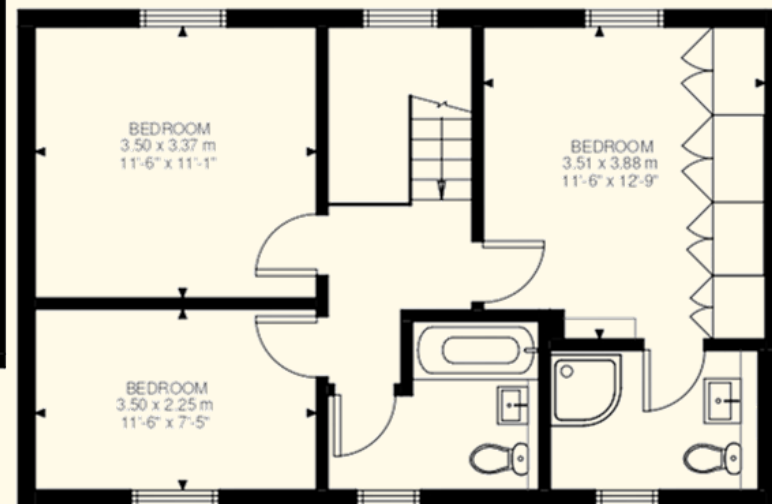
### Agents Notes:

There is an annual Manco charge of £232.00. This sum is discounted to £220.00 if an early payment is made.

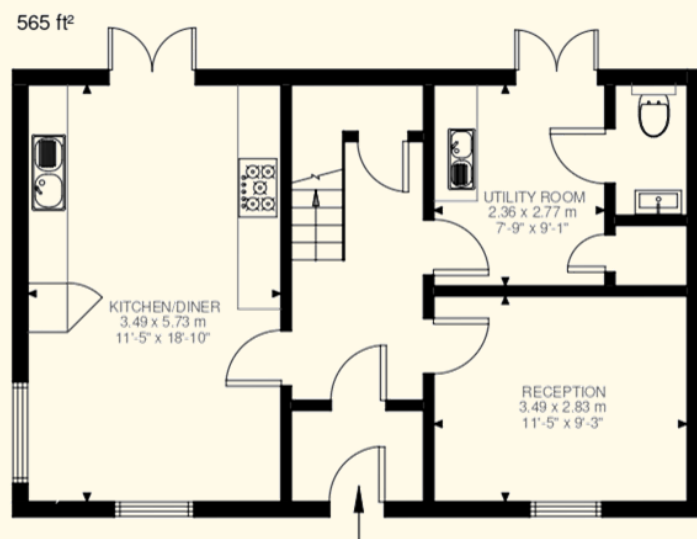
For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)



First Floor

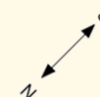


Second Floor  
568 ft²



Ground Floor  
563 ft²

**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.



**Widcombe Walk, DT1**

Approximate Gross Internal Area  
157.57 SQ.M / 1696 SQ.FT