



Stannon Street
Dorchester



Nestled in an Area of Outstanding Natural Beauty, this beautifully presented three-bedroom, detached home is located in the prestigious and highly sought-after Poundbury development. This lovely home has undergone considerable decorative enhancements by the current owners and offers bright and spacious living with generous storage solutions throughout. Modern upgrades include USB charging sockets throughout, fully integrated camera security system—remotely accessible via mobile device—and a newly installed, high-spec burglar alarm, providing added peace of mind. Outside, the property boasts a meticulously maintained private garden, offering a perfect space for outdoor entertaining or quiet relaxation. The garden also provides direct access to a double garage, which is conveniently accessible internally via the main hallway. This exceptional home combines elegant living with modern convenience in a truly desirable location.

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, and garden centre. 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. Dorchester, 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. 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.



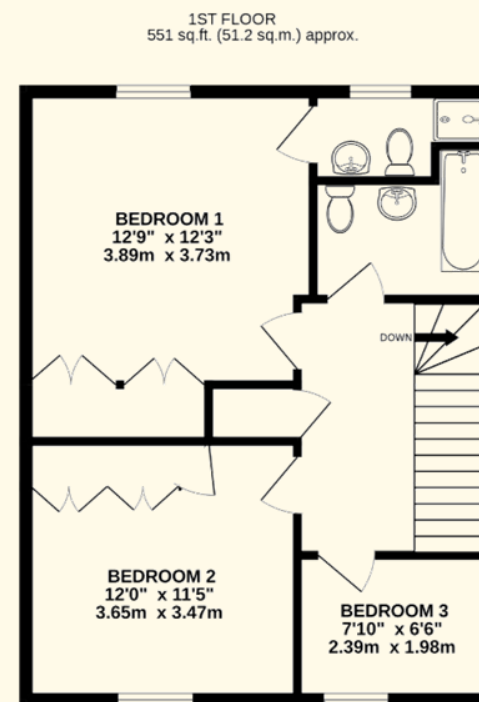
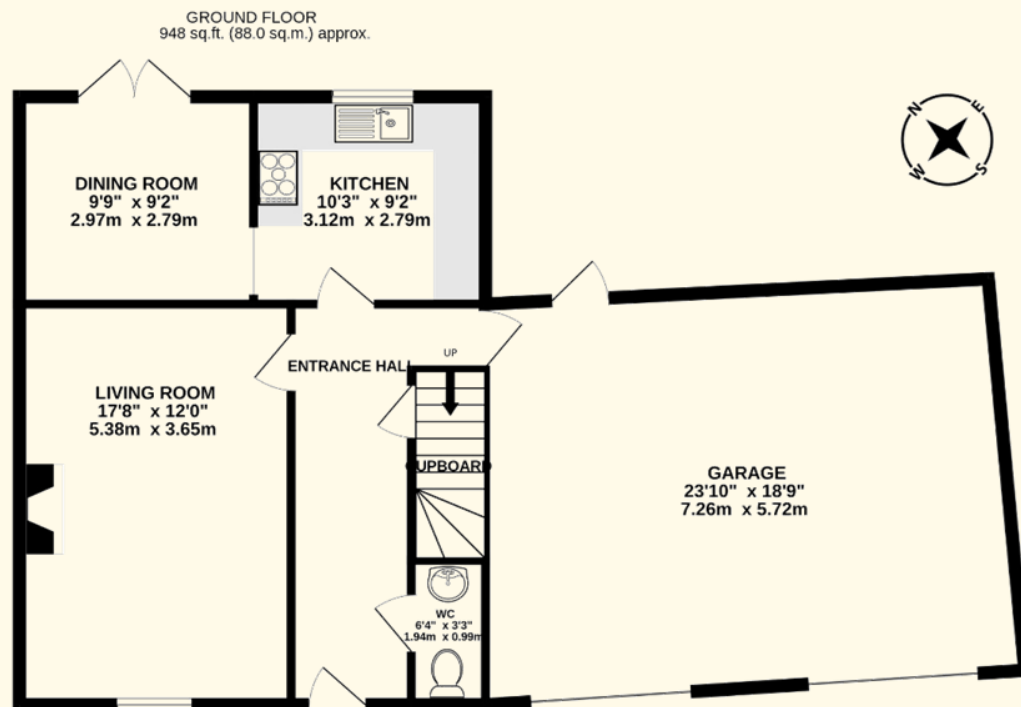
Entrance to the property is via a part glazed door opening into a beautifully presented entrance hall. Feature floor tiles lead into solid oak flooring, immediately setting a stylish and high-quality tone. The hallway also benefits from a useful under-stairs storage cupboard and an internal door providing direct access to the double garage—perfect for convenience and practicality. A contemporary ground floor cloakroom is fitted with a WC, wash hand basin, and a built-in vanity unit, all finished to a high standard.

The generous reception room is a warm and inviting space, featuring a modern gas fire set on a stone hearth with a wooden mantle, framed by a beautifully decorated feature chimney breast—creating an elegant focal point. The well-equipped kitchen offers a range of wall and base units with ample storage and workspace. Integrated appliances include a fridge-freezer, eye-level double oven and grill, five-ring gas hob with extractor hood, and a dishwasher. A window overlooks the rear garden, filling the space with natural light. An open archway leads through to the dining room, which comfortably accommodates a dining suite. Double doors open directly onto the garden, making it ideal for entertaining. A modern electric fire with surround adds charm and character to the space.

Stairs rise to the first-floor landing, where you'll find access to all rooms and a useful airing cupboard. The primary bedroom is a well-proportioned double, enhanced by bespoke fitted wardrobes offering excellent storage. This room benefits from a stylish en-suite shower room, complete with WC, wash hand basin set in a vanity unit, part-tiled walls, and attractive wood-effect laminate flooring. The second bedroom is also a generous double, featuring bespoke fitted wardrobes. The third bedroom is a single front-aspect room, perfectly suited for use as a child's bedroom, guest room, or a dedicated home office.

The rear garden has been thoughtfully landscaped to offer both beauty and practicality, featuring a well-placed patio area and low-maintenance astro turf—ideal for relaxing or alfresco dining. Mature plants and shrubs add colour and texture, creating a peaceful and private outdoor retreat.

A door provides access to the double garage, which features power, lighting, freshly painted electric doors, and extensive eaves storage—an excellent addition for any homeowner.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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.

Agents Notes:

There is an annual Manco charge of £232. This figure is reduced to £220.00 upon receipt of an early payment

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

EPC rating C.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

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>

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#>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

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.