



Inglescombe Street
Poundbury



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PROPERTY CONSULTANTS & VALUERS





A highly desirable, detached four-bedroom property offering an exceptional standard of living in the sought-after area of Poundbury. Found in an area of outstanding natural beauty, this double fronted home has a wealth of light and spacious, beautifully presented accommodation. The home comprises of two generous reception rooms, a practical utility room, a study/home office and en-suite facilities to two bedrooms in addition to the family bathroom. Enhancing its appeal is a delightful walled garden, a superb first-floor balcony terrace, and a double garage. This property offers a rare combination of size, location, and immaculate presentation. EPC rating C.

On entry, an impressive hallway sets the tone for this property, featuring stunning Purbeck flag-stone flooring that flows throughout the ground floor, complemented with underfloor heating. Doors lead you through to the double aspect kitchen/diner, evoking a farmhouse feel with features including shaker style units, butler sink and Aga range cooker. Integral appliances include a fridge/freezer and dishwasher and there is plentiful space for dining furniture. A further door leads to a convenient W/C and a separate utility room providing shoe storage, a sink, space for further appliances and access to the garden. The ground floor is completed by a further reception room, utilised currently as a formal dining room with French doors opening on to the garden. A front aspect study room offers further versatility to this wonderful home.



Brightly lit stairs lead to the first-floor landing boasting a large front aspect window and bookshelves, creating a perfect reading nook. The principal reception room has an attractive central fireplace fitted with gas fire, and enjoys generous dimensions receiving an abundance of natural light gained via triple aspect, double glazed windows to both the front and side. A set of rear French doors open out onto a wonderful balcony terrace that offers stylish decked flooring and ornate railings.

The principal bedroom, also situated on the first floor has fitted wardrobes and a door leads through to en-suite with suite comprising a walk-in double shower, W/C, a pedestal wash basin. French doors offer further access to the balcony.

The lovely style and presentation continue to the three bedrooms situated on the second floor, all of which enjoy generous dimensions and receive plentiful natural light. Bedroom two is well appointed, offering a wide selection of built in wardrobes and benefiting from en-suite facilities comprising a low-level WC, wash hand basin and a shower cubicle. The remaining bedrooms are served by the modern family bathroom, fitted with a panel enclosed bath with shower over, a WC and wash basin. The room is finished with wood effect flooring, part tiled walls, fitted window shutters and column radiator.

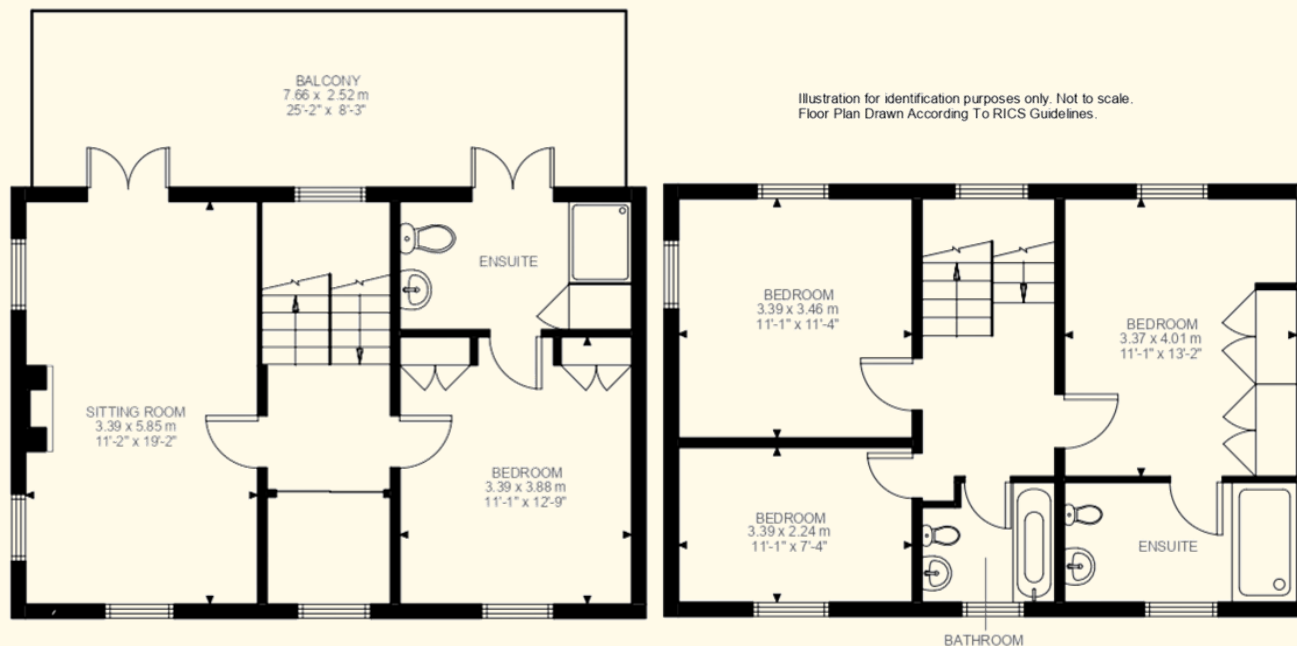




Externally, the premium finish offered internally extends to the outside space where there is an attractive walled garden laid predominately to artificial lawn with a raised area of decking. A patio abuts the full width of the property. There is a double garage with two up and over doors and a pedestrian door that leads through to the garden.

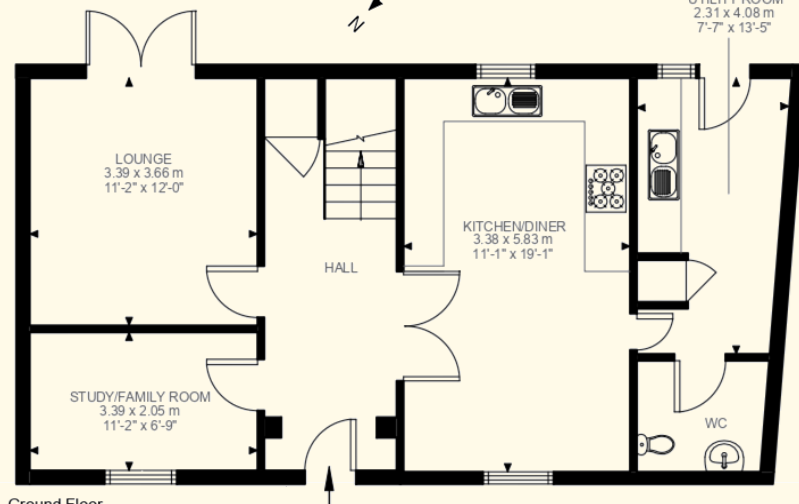
Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, 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.

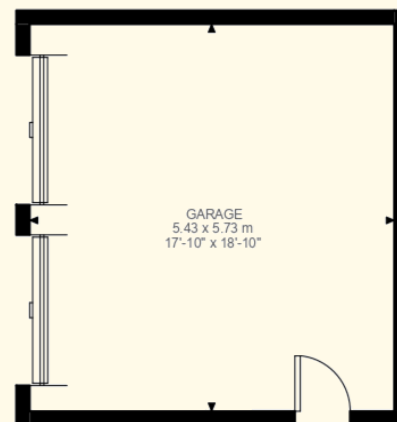


First Floor
564 ft²

Second Floor
569 ft²



Ground Floor
697 ft²



Inglescombe Street, DT1

Approximate Gross Internal Area
170.00 SQ.M / 1830 SQ.FT
(EXCLUDING GARAGE)
GARAGE 31.11 SQ.M / 335 SQ.FT
INCLUSIVE TOTAL AREA 201.11 SQ.M / 2165 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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.

Agents Notes:

Please note 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

Services:

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

Local Authorities:

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

Council tax band 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:

At the time of the listing, standard, superfast and ultra-fast 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>

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>.