



Holmead Square
Poundbury



PARKERS
PRESTIGE COLLECTION





This four bedroom residence offers a great opportunity to acquire a substantial family home, individually designed and built, ideally situated within the sought after development of Poundbury. The property is well appointed, boasting generous and versatile accommodation that is presented to an extremely high standard throughout, finished in neutral tones that complement the style of the property perfectly. In addition to its favourable size and location, the property benefits from an enclosed garden to the rear and a double garage with a room above.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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. A Monart luxury spa is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



Entrance to this attractive double fronted residence is gained via a hallway that sets the tone for the rest of the property with generous room sizes and plentiful natural light creating a truly spacious feel.

The property enjoys generous living accommodation comprising a light and spacious sitting room situated on the first floor and a separate snug and a study on the ground floor, a real treat for Poundbury. The sitting room receives plentiful natural light gained via a dual aspect and features a surround sound system and an attractive fireplace that houses a remote control gas fire. The snug provides additional living accommodation and offers a set of french doors that provide access to the garden.

The kitchen is a wonderful feature of the property that lends itself perfectly to modern day living, providing the ideal space for family dining. The kitchen, modernised in 2018, is fitted with a comprehensive range of wall and base level units that provide ample storage options with Brazilian Kinawa white granite work surfaces above and benefits from a fabulous central island with beech block work surface, a boiling tap and a Rangemaster oven. The room offers a set of french doors that provide access to the garden. A separate utility room provides further work surfaces and space for additional appliances.

The property benefits from four generous bedrooms, the master, situated on the first floor, is enhanced by fitted wardrobes and en-suite facilities. There are three further double bedrooms situated on the second floor, all offering fitted wardrobes and the rooms to the front of the property enjoying uninterrupted views over the surrounding countryside. There are en-suite facilities serving the second bedroom together with a family bathroom, tastefully fitted with a suite comprising a low level wc, a wash hand basin and a panel enclosed bath with shower attachment over.

Externally there is an enclosed garden to the rear that offers a generous decked area abutting the property that provides the ideal space for alfresco dining. The remainder is laid to lawn and there is a door that offers pedestrian access to a double garage with two electric doors, power, light and hot and cold plumbing. Situated above the garage, accessed via an external staircase, is a useful room that is fitted with an abundance of storage options and a shower room with low level wc and wash hand basin.



Room Dimensions:

Kitchen	6.48m x 4.14m max (21'03" x 13'07" max)
Snug	3.91m x 3.45m (12'10" x 11'04")
Study	3.45m x 2.46m (11'04" x 8'01")
Sitting Room	6.48m x 4.11m (21'03" x 13'06")
Bedroom One	4.67m x 3.45m (15'04" x 11'04")
Bedroom Two	3.45m x 3.05m (11'04" x 10'0")
Bedroom Three	4.11m x 3.18m (13'06" x 10'05")
Bedroom Four	4.14m x 3.18m (13'07" x 10'05")
Room Over Garage	5.97m max x 4.57m (19'07" max x 15'0")

Agents Notes:

There is an Annual Manco charge of £225

Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Mechanical heat recovery ventilation system. Superfast CAT5 Broadband is available in every room including the room above the garage. Satellite is available also.

Local Authorities:

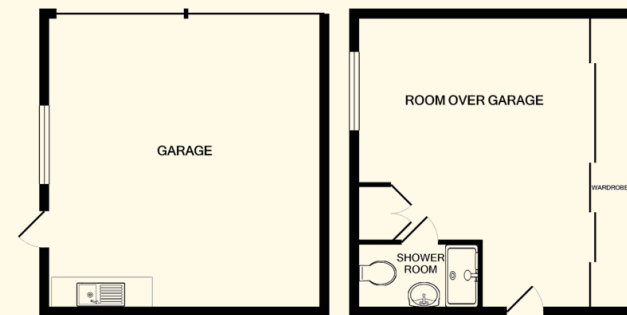
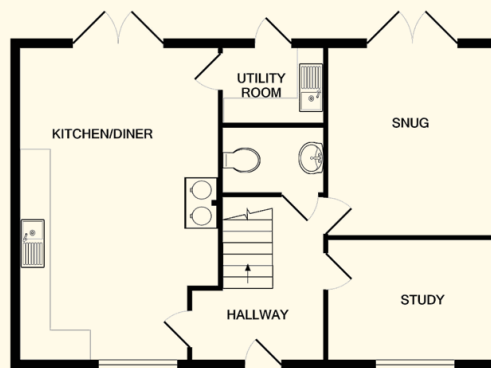
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is F

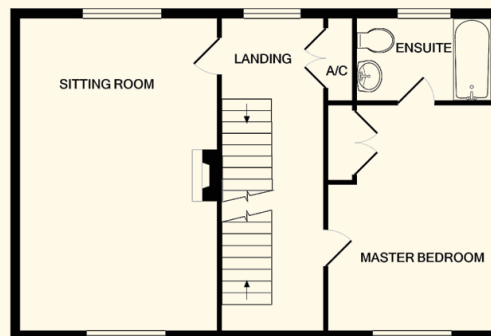
Viewings:

Strictly by appointment with the sole agents:

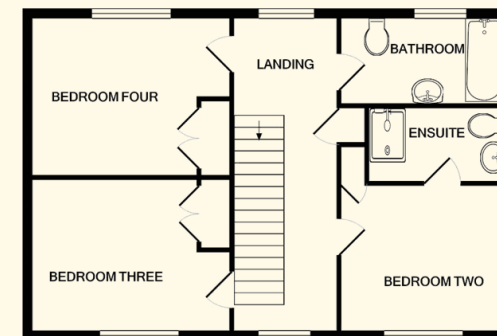
Parkers Property Consultants and Valuers Tel: 01305 340860



GROUND FLOOR
APPROX. FLOOR
AREA 1405 SQ.FT.
(130.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2759 SQ.FT. (256.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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