



Dunnabridge Street
Poundbury



PARKERS
PRESTIGE COLLECTION





This extremely desirable four bedroom residence offers a great opportunity to acquire a substantial family home with a separate additional home office ideally situated within the sought after development of Poundbury. This delightful property is immaculately presented, offering a wonderful attention to detail and tastefully finished in neutral décor throughout. In addition to its favourable location and versatility, the property offers an attractive, well established walled garden to the rear and a two storey double garage that has been converted to a wonderful bespoke home office called 'The Project' that offers kitchen and shower facilities that are finished to an extremely high specification throughout, with an EPC rating of C for the house and an EPC rating of E for the Annexe.

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.



- The property boasts a wealth of living accommodation comprising a wonderful family room and a principal sitting room that offers a rare elegance and attention to detail, situated on the first floor where plentiful natural light is received via a triple aspect.
- The kitchen enjoys a social and spacious feel, lending itself perfectly to modern family living. The room boasts a wealth of integral appliances and a comprehensive range of modern fitted units that provide ample storage options with granite work surfaces. A separate utility room is appointed with additional work surfaces and storage options.



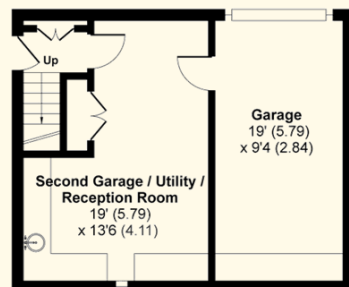
- The lovely style and presentation continues to the properties four bedrooms and two bathrooms that are both fitted with luxury in mind, offering high quality contemporary suites.
- An oak pergola leads you to a wonderful home office, called 'The Project' with fully equipped kitchen and shower facilities that are both fitted to an extremely high specification. The ground floor offers a Purbeck natural stone floor and is equipped with built in cupboards and drawers with work surfaces made of oak in the garage and granite in the utility room. The home office is situated on the second floor, boasting some unusual wood features and a woodburner.



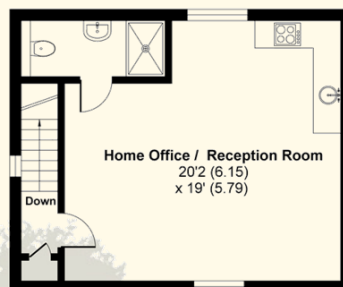
Dunnabridge Street, Poundbury, Dorchester, DT1

Approximate Area = 2008 sq ft / 187 sq m
Annexe = 700 sq ft / 65 sq m
Total = 2708 sq ft / 252 sq m

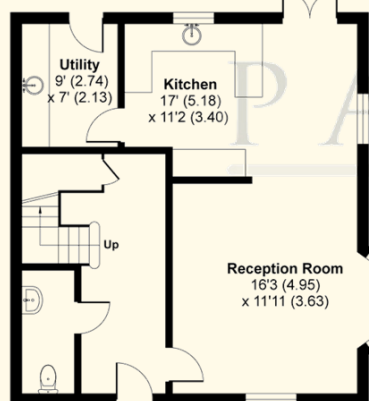
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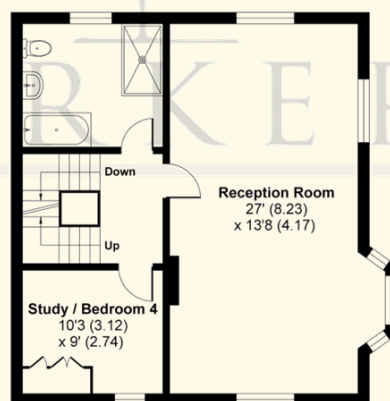
ANNEXE GROUND FLOOR



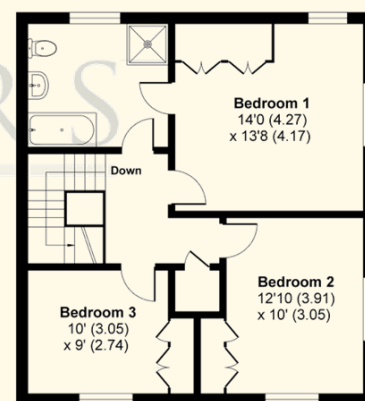
ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Externally there is an attractive well established walled garden that is laid predominately to lawn with an area of paving abutting the property that provides the ideal space for alfresco dining

Agents Notes:

There is an Annual Manco charge with charges varying between £110 and £200 dependent upon location.

Services:

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Parkers Estate Agents REF: 642851