



AUSTIN  
ESTATE AGENTS



## Billingsmoor Lane

Poundbury

Dorchester

Dorset

DT1 3WT

£600,000

---

### SUMMARY

- Modern Detached Family Home
- Beautifully Presented Throughout
- Four Double Bedrooms
- Open Plan Kitchen / Family Room, First Floor Lounge & Study
- Family Bathroom, En-Suite Shower Room & Two Separate Cloakrooms
- Gas Central Heating & Double Glazing
- Gated Drive & Single Garage
- Private, Low Maintenance Rear Garden
- Walking Distance of Local Shops & Amenities







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Kitchen / Diner** 11' 5" x 16' 0" (3.48m x 4.88m)

**Lounge Area** 11' 6" x 10' 10" (3.50m x 3.31m)

**Study** 7' 7" max x 9' 3" max (2.31m max x 2.82m max)

#### WC

### FIRST FLOOR

#### First Floor Landing

**Lounge** 20' 0" x 11' 6" max (6.10m x 3.51m max)

**Bedroom One** 13' 0" x 9' 10" (3.97m x 3.00m)

**En-Suite Shower Room** 7' 4" x 5' 4" (2.24m x 1.62m)

**WC** 5' 2" x 5' 5" (1.58m x 1.65m)

### SECOND FLOOR

#### Second Floor Landing

**Bedroom Two** 13' 2" x 9' 4" (4.01m x 2.85m)

**Bedroom Three** 9' 8" max x 11' 9" max (2.94m max x 3.57m max)

**Bedroom Four** 9' 11" x 9' 7" plus recess (3.01m x 2.91m plus recess)

**Bathroom** 5' 11" x 7' 7" (1.81m x 2.30m)

### OUTSIDE

**Rear Garden**

**Gated Driveway**

**Single Garage**



## THE PROPERTY

We are delighted to offer for sale this beautifully presented and well designed, modern detached family home, boasting spacious accommodation set over three floors and situated within the highly regarded residential location of Poundbury within walking distance of the plentiful shops and local amenities. The property enjoys an open plan kitchen / dining / lounge, study, additional sitting room, four double bedrooms, family bathroom, en-suite shower room and two further WCs. The hallway and landing areas of this property are spacious and welcoming with the landing areas, in particular, being spacious enough to host furniture, thereby creating versatile use. Outside there is a gated driveway, single garage and enclosed rear garden. We believe viewing of this property to be essential to fully appreciate the accommodation on offer.

On the ground floor is a wonderful, open plan family room, running the length of the property, which is the heart of this property and hosting kitchen, dining and lounge areas, perfect for family living. The kitchen area boasts an extensive range of eye level and base units with integral gas hob, electric double oven and concealed extractor as well as space and plumbing for additional kitchen appliances. This area naturally flows into the dining area with ample space for a large dining table into a comfortable lounge area. The room is bathed in natural light from triple aspect windows with a glazed door giving access into the rear garden. Also on the ground floor is a study with a double glazed window overlooking the rear garden. Completing the accommodation on this floor is a cloakroom with WC and wash hand basin.

Stairs rise to the first floor where the elegant lounge is located. Spanning the width of the property, this room features a bespoke stone fireplace with woodburning stove and two large double glazed window giving an abundance of natural light. The main bedroom is found on the first floor with two large double glazed windows to the front aspect and benefits from an ensuite shower room comprising a double shower cubicle, low level WC and pedestal wash hand basin. There is also a useful separate WC to this floor.

Three further double bedrooms are located on the second floor alongside the family bathroom. Bedroom two enjoys two double glazed windows to the front, as well as a fitted wardrobe, whilst bedrooms three and four have a double glazed window to the rear aspect. All of the bedrooms have pleasant views over the surrounding area. The family bathroom features a modern suite of a panelled bath with shower over, WC and pedestal wash hand basin with a side aspect opaque window.





## The Property Cont/ . . .

Externally, to the side of the property is a gated driveway providing secure off road parking for up to three vehicles with the added advantage of an EV charger in situ, this in turn leads to a single garage with an up and over door. From the garage a personal door leads into the rear garden. The garden is a low maintenance, fully enclosed area predominately laid to shingle and paving with planted borders and is a perfect space for outdoor entertaining.

This wonderful family home is situated in the highly regarded residential setting of Poundbury, within walking distance of an excellent range of shops and amenities including Waitrose, a public house, coffee shops, restaurants and a garden centre. Other amenities within close proximity include the Monart Spa, butcher, gallery, opticians, boutique shops, a post office, veterinary practice, dental and doctors' surgeries. The Great Field provides an excellent recreational space for families including a large children's play park.

The county town of Dorchester provides a comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, cafe/bars and cinemas including the Brewery Square development with its variety of shops and restaurants centred around a fountain square. The house is within the catchment area of a number of well regarded schools. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively.

To make an appointment to view this fabulous family home, please contact the team at Austin Estate Agents.

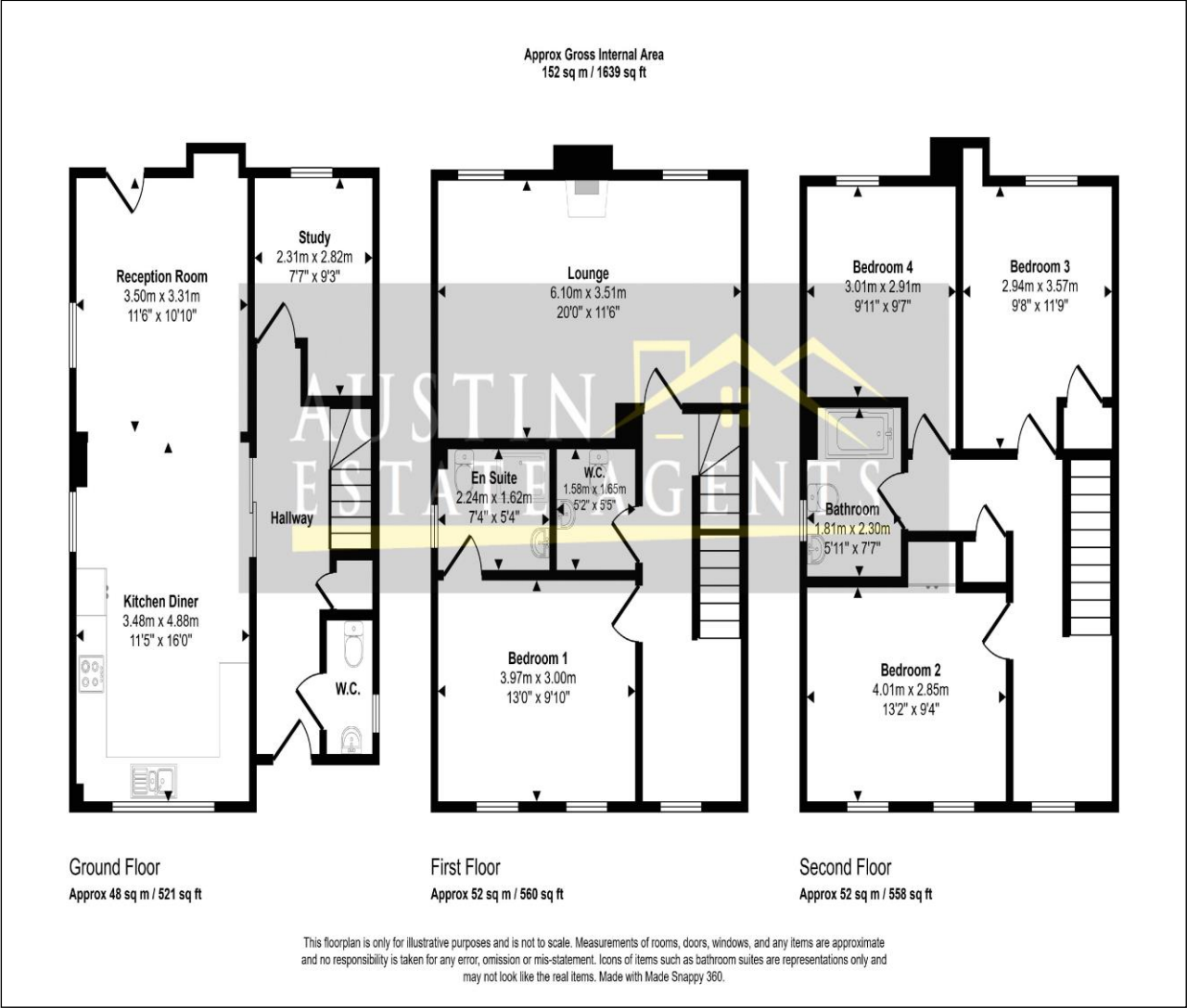
As is standard practice within Poundbury, we are informed there is a Manco service charge of £200.00 for the upkeep of communal areas.



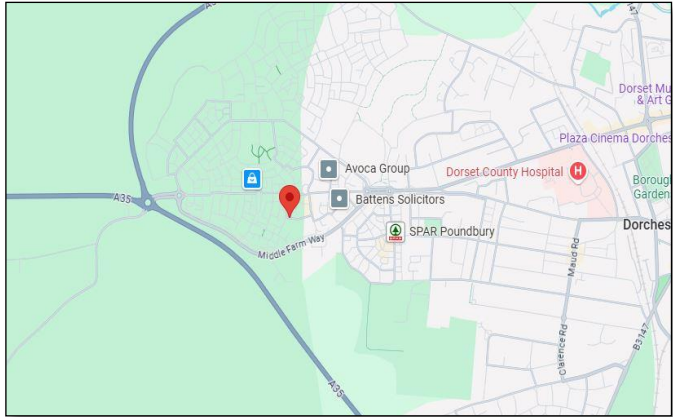




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E      TENURE: Freehold

**Austin Estate Agents** 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

**MONEY LAUNDERING REGULATIONS 2003**  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.