



## BARLAKE COURT POUNDBURY

Dorchester, DT1 3GS

Offers Over £510,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Situated in a peaceful, tucked away corner in the prettiest part of Poundbury, yet close to all amenities, this detached four bed family home with en-suite to the master bedroom offers generous (127 square metre) accommodation over two floors. There's a stylish sitting room, kitchen/breakfast room, dining/family room, en-suite master bedroom, bathroom and WC. A particular feature is the well-tended, sunny walled rear garden which adjoins the charming, pedestrianised Ashington Street.

## Situation

Poundbury is King Charles vision of 21st Century living with a sense of community at the heart and based on the principles of his book a Vision of Britain. Nestled in the rolling hills of the beautiful Dorset Countryside while still being just a few minutes from the main town centre of Dorchester. A wonderful range of facilities are on the doorstep, including restaurants, sports centre & swimming pool, independent butchers, wine merchant, Waitrose supermarket, garden centre, Doctors surgery, Thomas Hardy secondary school and Damers primary school to name but a few.

## The local area

The county town of Dorchester is steeped in history with many places of interest and several museums. There are a range of independent shops, coffee shops and restaurants, two cinemas and the modern development at Brewery Square provides more shops and entertainment facilities. There are excellent transport links to both London Waterloo and Bristol Temple Meads with regular bus services to Poundbury.

## Local Authority

Dorset Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

The front door to the house is set along a quiet snicket giving privacy. Once inside there is a welcoming hallway with stairs to the first floor and an understairs cupboard. There is a ground floor cloakroom with a close couple WC and wash hand basin and a rear door to the garden.

## Sitting Room

On the left of the front door the sitting room features a wooden fire surround with decorative insets and hearth. Two sets of french doors lead to the garden and patio and bring in ample natural light along with two side windows. The room is complemented by attractive wooden flooring.

## Kitchen/Dining Room

A well proportioned room the kitchen area is fitted with an ample range of wall and base cabinets with work surfaces over incorporating a stainless steel sink unit and tiled splashbacks. There are integral appliances to include an eye level double oven, induction hob with extractor over, dishwasher and washing machine. This is a double aspect room with natural light supplied by windows to the front and back and there is more than enough room for a dining table.

## Dining/Family Room

This extra room has been created from the original integral garage which could be re-instated if required. It can be used as a formal dining room or perhaps a family or playroom and there is good storage with one cupboard housing the central heating boiler. Natural light is provided by two windows.

## Landing

The pretty staircase with panelled walls leads to the landing with access to the four bedrooms, bathroom and a large airing cupboard.

## Master Bedroom

The master bedroom has the benefit of fitted wardrobes with a window to the side. A door leads to the En-Suite Shower Room which has a large fully tiled walk in shower cubicle, a wash hand basin with a useful cupboard under and a close couple WC. Natural light is provided by twin windows.

## Further Bedrooms

There are three further bedrooms with the fourth bedroom being currently used as an office.

## Bathroom

The family bathroom has a suite comprising of a panel bath with a separate shower over, close couple WC and wash hand basin.

## Outside

The charming and peaceful garden has been very well tended by the current owners and is walled to give a good deal of privacy. There is a patio and a decking area to sit and enjoy the fresh air whilst the remainder of the garden is laid to lawn. A garden shed gives good storage and there is a further area next to the house which is ideal for further storage options. A gate leads out onto Ashington Street, a pedestrianised area of Poundbury which adds to the quiet of the location. To the front of the house and accessed by a up and over roller door is a large storage area, originally part of the integral garage.

## Poundbury, Dorchester, DT1 3GS

Approximate Area = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Symonds & Sampson. REF: 585794

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
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