



Dugdale Road
Poundbury
£780,000 Price Guide



PARKERS
PROPERTY CONSULTANTS & VALUERS





This stylish three-storey, five-bedroom family home is beautifully presented, offering elegant and versatile living throughout. Featuring a bright and spacious open-plan kitchen/diner, two stylish reception rooms, four double bedrooms and one single bedroom/study plus three bathrooms. The property is further enhanced by bespoke fitted storage and thoughtfully considered modern touches, seamlessly blending character with contemporary living. Externally, the home boasts a beautifully landscaped private rear garden with a fitted awning and further benefits from a garage with power and lighting, together with secure gated parking accessed via the rear garden. The EPC rating is B

Poundbury is King Charles III'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. 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.



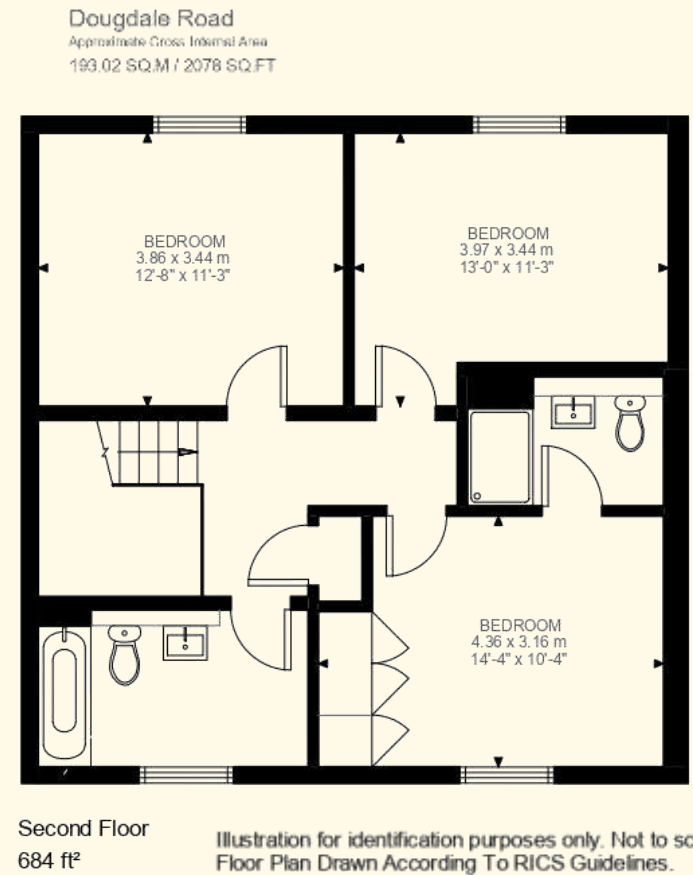
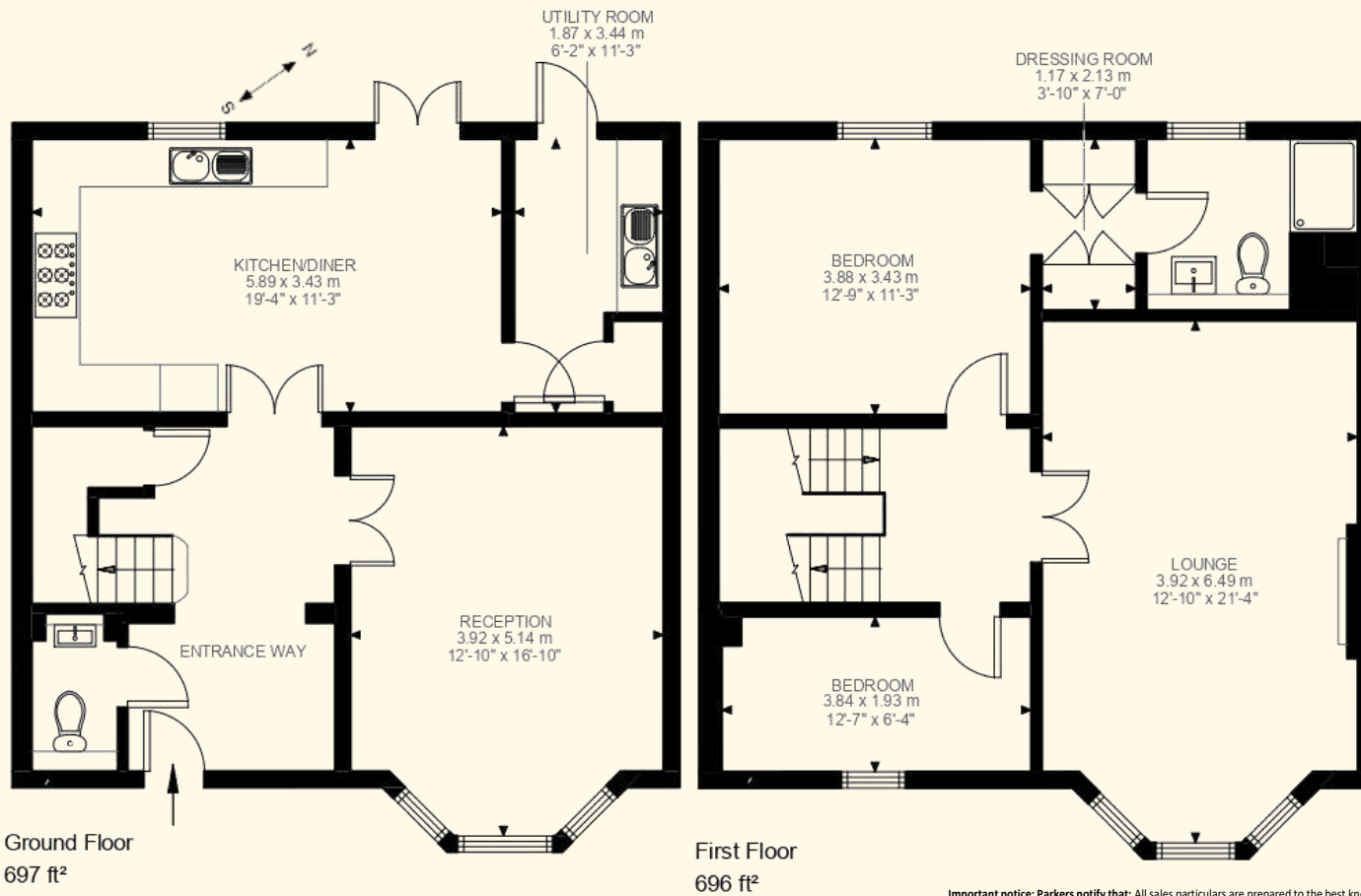
Stepping inside, you are greeted by a spacious and impressive entrance hall featuring beautiful Karndean flooring that flows seamlessly throughout the entirety of the ground floor, setting a stylish theme for the home. Double doors open into the formal reception room, boasting a grand bay window that bathes the space in natural light and provides an ideal setting for hosting dinner parties and family gatherings. Toward the rear of the property, the magnificent open-plan fitted kitchen/diner serves as the true heart of the home. Elegant French doors and a large rear window open out directly onto a generously sized and maintained patioed area, enhancing the practicality of the indoor-outdoor space. The kitchen area is beautifully finished with wall and base level units, topped with premium granite worktops, a traditional Belfast sink, and a classic gas Aga. It comes fully equipped with an integrated fridge/freezer and a washing machine. Practicality is further enhanced by a separate, dedicated utility room complete with additional workspace and tasteful tiling.

The staircase houses a convenient storage cupboard and leads elegantly to the first floor, where the style and charm continue. Here, double doors open into a beautifully presented lounge, anchored by a cozy, coal-effect gas fire and a prominent bay window filling the room with plentiful natural light. The principal bedroom suite is also located on this level, benefiting from a private dressing area and a stylish en-suite shower room. Completing the first floor is bedroom five, a versatile space that functions perfectly as a quiet home study or an additional bedroom.

The second floor is dedicated to family comfort and guest accommodation, housing three further generously sized double bedrooms. Bedroom two benefits significantly from its own three-door fitted wardrobe and a private en-suite shower room, offering an excellent setup for multi-generational living or guests. The main family bathroom is also conveniently located on this floor to serve the remaining bedrooms. It features a modern white suite, including a panel-enclosed bath, w/c, and wash hand basin, all completed with wood-effect flooring and part-tiled walls.

The outdoor space has been meticulously planned to offer a private sanctuary with minimal maintenance. The enclosed lawned garden features a paved patio area ideal for alfresco dining, protected by a convenient retractable awning. The garden is further framed by colorful flower beds. Steps lead to a path that takes you to the rear, the property includes a single garage alongside gated off-road parking, providing secure and convenient vehicle space.





Dougdale Road
Approximate Gross Internal Area
193.02 SQ.M / 2078 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Agents Notes:

Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.

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.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.
<https://check-long-termfloodrisk.service.gov.uk/risk#>

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.

Local Authorities:

Dorset Council,
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970
Council tax band F.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

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>