



Hayward Road
Poundbury
£625,000



This attractive semi-detached home is situated in the highly sought-after development of Poundbury, favourably overlooking the prestigious Hayward Square. Spanning three beautifully arranged storeys, this spacious family residence effortlessly balances sophisticated design with modern, high-specification interiors. Accommodation includes four bedrooms, including an expansive top-floor principal suite, a well-equipped high-spec kitchen/diner, and three bathrooms, two of which are en-suite. The property further benefits from an NHBC certificate, offering added reassurance for buyers. Externally, the home boasts an attractive landscaped rear garden, beautifully stocked with a paved patio and pergola, along with a single garage with garden access and a gated, secure parking space. EPC Rating B.

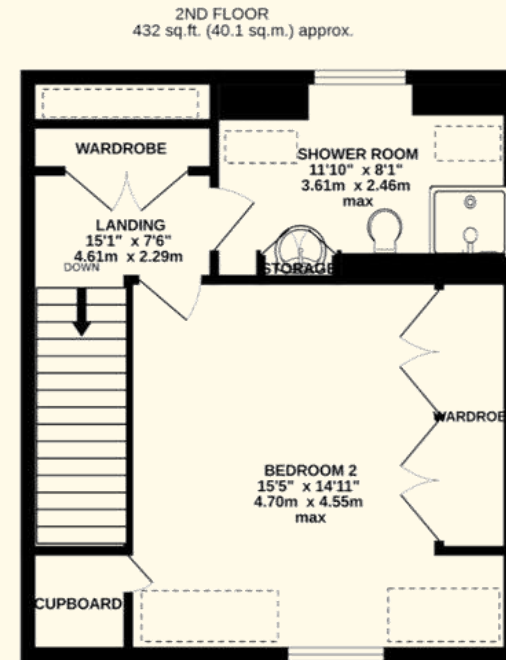
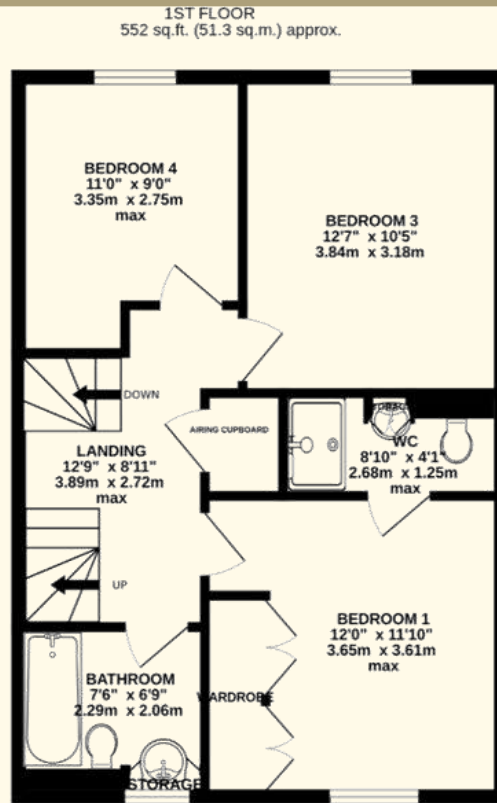
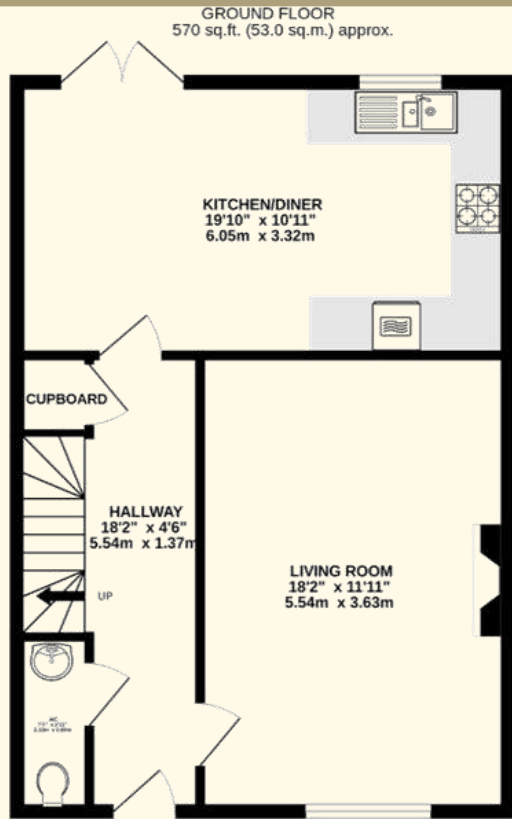
Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, 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.



A well-presented frontage introduces this lovely home, where a path leads you to the wooden door with a decorative glazed panel above. Upon entering, a welcoming hallway leads to the living room, where a decorative coal-effect gas fireplace sits centrally, and windows frame pleasant, open views across the square. To the rear, the home opens up into an impressive kitchen and dining area. This bright, social hub is fitted with premium roll-top work surfaces, a sink with a mixer tap, and a comprehensive suite of integrated appliances, including a fridge/freezer, washing machine, dishwasher, and a double inset oven and grill. A discreet cupboard houses the central heating boiler, while French doors open directly onto the garden, seamlessly expanding the living space outdoors. A ground floor w/c and storage cupboard completes the ground level.

The first-floor houses three well-proportioned bedrooms and a contemporary family bathroom, fitted with a modern suit, comprised of a panel enclosed bath, wash hand basin with vanity storage and w/c. The primary bedroom enjoys front-facing views over Hayward Square, excellent storage from two sets of double wardrobes, and the privacy of a dedicated en-suite shower room. Occupying the top floor is an impressive second-floor guest suite. The room is well-presented, featuring two further sets of fitted wardrobes alongside a separate cupboard, and is served by a modern shower room, making it ideal for visitors or as an alternative principal bedroom. The top floor is complete with an additional wardrobe found on the landing.

Externally, the property continues to impress with a beautifully landscaped, well-stocked rear garden. This outdoor space features an area of lush lawn, a variety of mature trees and shrubs creating colour and texture, raised flower beds, and a paved patio abutting the home. An elegant pergola provides a perfect setting for alfresco dining. Practicality is equally well considered, with a single garage and a secure, gated parking space providing peace of mind and convenience.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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#>

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>

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.

Services:

Mains electricity and water are connected.

Gas fired central heating.

Agents Notes:

We are advised that there is a right of access to the side of No. 10 for maintenance purposes.

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

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

The council tax band is E.

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>