PARKERS

01305 340860

Independent Property Consultants and Valuers







Marsden Street, Dorchester

Price guide £875,000

Situated in the highly sought-after area of Poundbury, this impressive four-bedroom home offers spacious and versatile accommodation, arranged over three floors, and finished to a high specification throughout. The property boasts a superb modern kitchen with adjoining garden room, a generous, separate utility room, spacious living room with log burner, study and three bathrooms, including two ensuites. Outside, there is an attractive enclosed rear garden, ideal for entertaining, together with the added benefit of a double garage with power and electric doors. This property offers an excellent opportunity to acquire a beautifully presented home in this popular residential location. EPC rating TBC.

2 Marsden Street, Poundbury, Dorchester, DT1 3DH

Situation

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.

Description

The property immediately impresses with its generous proportions and well-appointed interiors. The modern fitted kitchen features an extensive range of contemporary wall and base units, ample worktop space and a large central island providing additional preparation space and storage. There are two integrated AEG ovens, a dishwasher, wine fridge, double sink and space for a large fridge freezer. An understairs pantry provides additional useful storage. Leading from the kitchen is an impressive garden room, offering a wonderful additional reception space. Flooded with natural light from the lantern roof, the room enjoys attractive views across the garden. There is also a generous separate utility room, providing further storage, workspace, with sliding and additional access to the garden.

The first floor offers a spacious living room, featuring a large bay window which allows plenty of natural light to fill the room, alongside a charming log burner creating an attractive focal point. Also on this floor is a generous double bedroom with built-in wardrobes and a beautifully appointed ensuite shower room, complete with tiled walls, shower cubicle, WC and wash basin. A separate study provides an ideal space for home working, while a further cloakroom with WC and wash basin completes this floor.

The second floor offers three further bedrooms. The principal bedroom is particularly spacious, enjoying dual-aspect windows, walk-in wardrobe storage and its own ensuite shower room. There are two further rear aspect bedrooms and a fully tiled bathroom fitted with a panel-enclosed, P-shaped bath, separate shower cubicle, WC and wash basin. A useful storage cupboard and airing cupboard are also located on the landing.

Outside, the rear garden has been thoughtfully arranged to provide an attractive and private space for relaxing and entertaining. There is a generous paved patio area, with plenty of room for garden furniture. Astro turf lawn is surrounded by established planting, mature shrubs and attractive borders. Further benefits include a double garage with power and electric up-and-over doors, offering excellent storage and secure parking.

Agents Notes

There is an annual Manco charge of £225.00
This is reduced to £200 if paid in full at an earlier date.

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

Council Tax Band G.

Mobile and Broabband
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

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#

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

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-landtax/#!/intro

Videos and Photography
Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.







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.

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Marsden Street, DT1

Approximate Gross Internal Area

220.60 SQ.M / 2374 SQ.FT

(EXCLUDING GARAGE)

GARAGE 36.00 SQ.M / 388 SQ.FT

INCLUSIVE TOTAL AREA 256.60 SQ.M / 2762 SQ.FT

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

