



## Liscombe Street

Poundbury

£550,000 Offers in Excess Of



Parkers are delighted to offer for sale this desirable four-bedroom residence, favourably situated within the sought after development of Poundbury. The property enjoys a wealth of light and spacious accommodation that is presented to a high standard throughout comprising two reception rooms, a spacious well-appointed kitchen/breakfast room with separate utility room, four bedrooms, a tastefully fitted family bathroom, en-suite facilities to two bedrooms and a ground floor cloakroom. In addition, the property benefits from an enclosed garden to the rear, a detached single garage and the exclusive rights to use a dedicated 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.



Entrance is gained via a spacious hallway that sets the tone for the rest of the property, with high ceilings and an abundance of natural light creating a bright and welcoming atmosphere. The property benefits from two reception rooms. The principal sitting room is situated on the first floor and enjoys plentiful natural light via two large rear-aspect windows that take full advantage of the lovely views across Dorchester. A second reception room, located on the ground floor, provides additional and versatile living accommodation.

The kitchen is well appointed and fitted to a high specification, featuring a selection of integrated appliances and a comprehensive range of modern wall and base units providing ample storage, with work surfaces over. The property further benefits from a separate utility room, complete with an additional sink unit and space for further appliances.

The attractive style and presentation continue throughout the bedrooms. The principal bedroom, situated on the first floor, enjoys generous proportions and benefits from en-suite facilities. There are three further bedrooms located on the second floor with one of the rooms benefitting from en-suite facilities. Also situated on the second floor is the family bathroom, tastefully fitted with a suite comprising a low-level WC, pedestal wash hand basin, and a panel-enclosed bath with shower attachment over.

Externally, there is a delightful enclosed rear garden, laid predominantly to lawn, with a raised decked seating area and pergola situated at the far end of the garden, providing the ideal space for al fresco dining. A pathway leads to a gate providing access to the rear of the property, where a single garage with an up-and-over door, power and lighting can be found, together with a useful parking space.

**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 E

**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>

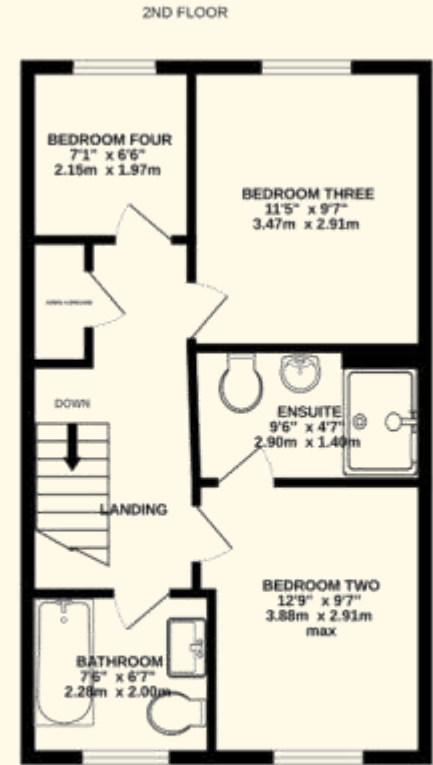
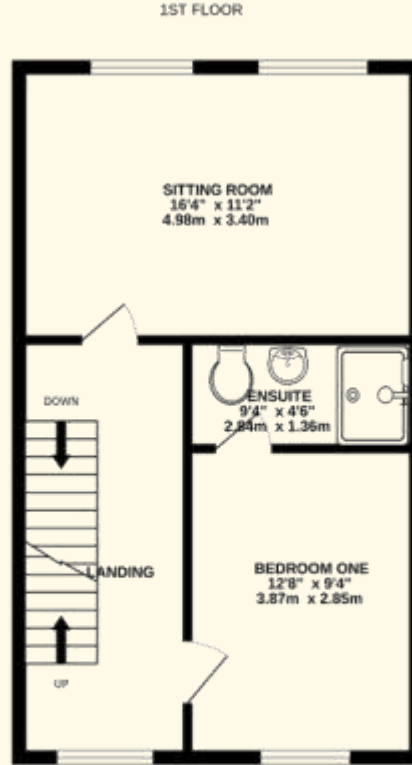
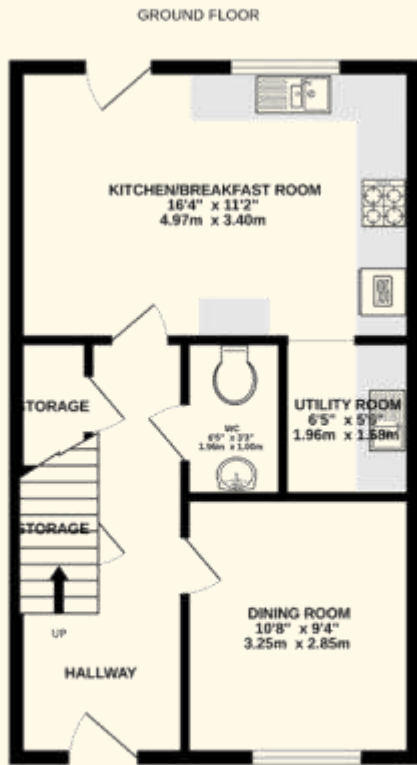
**Mobile and Broadband:**

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>



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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**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#>

**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](http://www.poundburymanco.co.uk)