



Tyberton Street
Poundbury
£625,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A handsome stone-built family home situated in a sought-after Poundbury location, offering spacious and versatile accommodation including a large sitting room, study, kitchen/breakfast room, separate dining room, utility room, principal bedroom with en-suite, three further bedrooms and a family bathroom. Externally there is mature enclosed garden and a double garage. EPC Rating TBC.

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 of the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant, a post office and general store, 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.



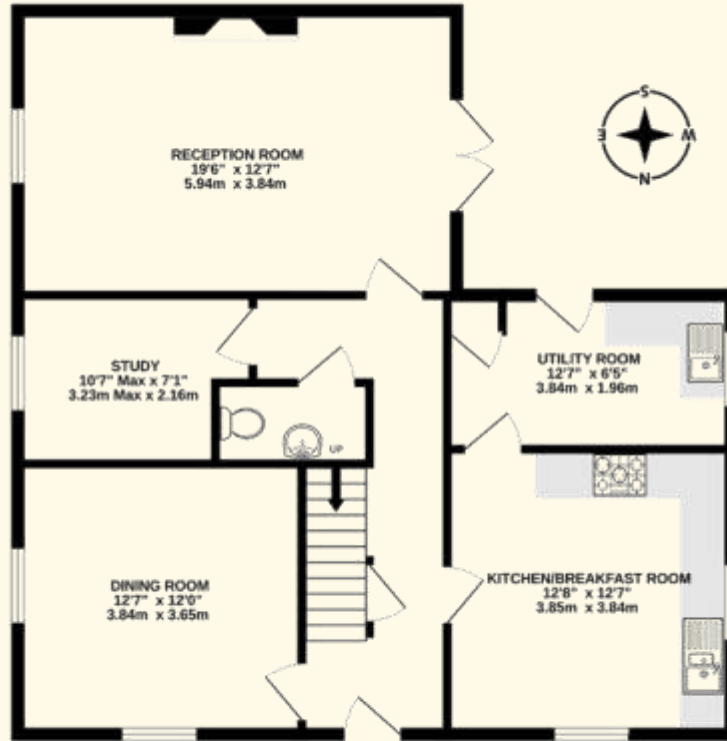
A wooden, part-glazed front door opens onto a welcoming hallway offering access to all ground floor rooms including a convenient W/C and under stairs storage. The accommodation is both generous and versatile, extending over two floors. A superb sitting room is situated to the rear offering an elegant and well-proportioned space centered around a feature fireplace, providing an ideal environment for both entertaining and relaxation. The room offers a dual aspect including French doors opening onto the rear garden. A separate study offers an excellent home office or reading room.

The spacious kitchen/breakfast room is fitted with an extensive range of wall and base level units and ample work surfaces. Integrated appliances include an oven/grill, gas hob and dishwasher. A front aspect window offers natural light, while another gives a pleasant view over the garden. Complementing the kitchen is a practical and generously sized utility room with additional storage and external access. A separate front aspect dining room provides further flexibility to the ground floor accommodation offered at this home.

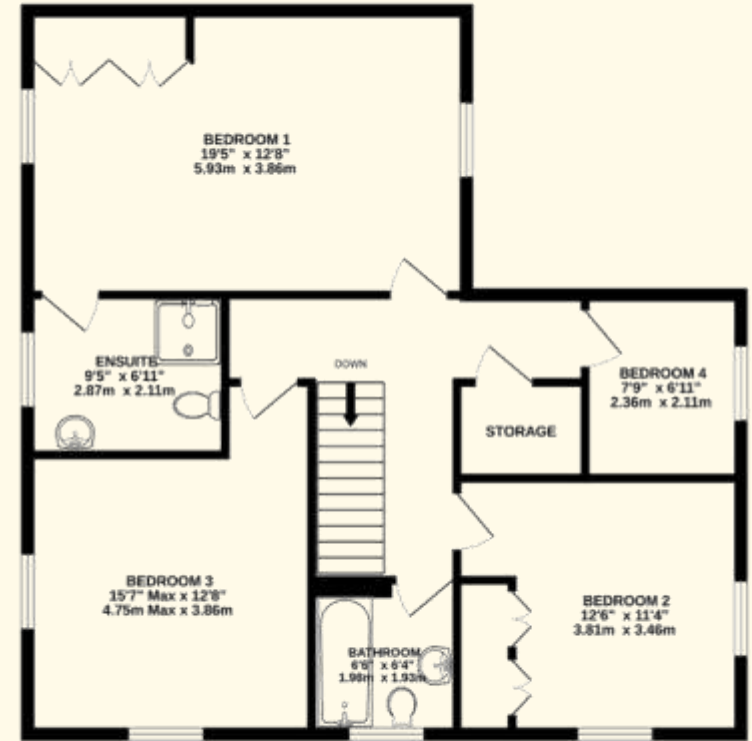
Stairs rise to the first floor where all four bedrooms are found. The principal suite enjoys a spacious double bedroom with fitted wardrobes and a well-appointed en-suite shower room. Two further double bedrooms and single provide comfortable accommodation for family and guests, all benefitting from excellent natural light and further fitted storage to bedroom two. There is a family bathroom fitted with a suite comprising a panel enclosed bath, sink and W/C, plus loft space and a good-sized airing cupboard with ample shelving.

Externally, the property continues to impress. To the front, the attractive stone façade and mature planting create considerable kerb appeal, while to the rear a delightful enclosed garden provides a private and established outdoor space, laid principally to lawn with mature borders, climbing plants and paved pathways.

GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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>

Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band F.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Agents Notes:

There is an annual Manco charge with charge of £225.00. The charge is discounted to £200 with early payment.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.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>