



Woodlands Crescent  
Poundbury  
£750,000 Price Guide



PARKERS  
PROPERTY CONSULTANTS & VALUERS





Situated within an Area of Outstanding Natural Beauty, this exceptional three-storey home has been beautifully renovated and thoughtfully styled, offering elegant and versatile living throughout. Featuring a stunning open-plan kitchen/diner, a stylish separate sitting room, four double bedrooms, and beautifully presented bathrooms, the property is enhanced by bespoke fittings and considered modern touches, all seamlessly blending character with modern living. Externally, the home boasts a beautifully landscaped, south-easterly facing private rear garden, which features both hot and cold running water and electricity, and further benefits from a double garage with power and lighting, complete with both up-and-over and electric doors. EPC rating is C.

Poundbury, an innovative extension of Dorchester, is thoughtfully designed for sustainable living, allowing residents to meet many daily needs on foot. The property is within easy walking distance of a wide range of amenities, including Waitrose, cafés, restaurants, shops, healthcare services, a garden centre, and the well-regarded Damers First School, as well as The Great Field and a luxury Monart spa at Queen Mother Square. Nearby Dorchester offers a rich blend of history and modern convenience, with Roman heritage sites, museums, cinemas, a leisure centre, vibrant Brewery Square, and excellent transport links to London and Bristol, all set within attractive surrounding countryside.

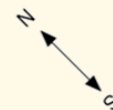


The property is approached via a pedestrian pathway leading to an attractive frontage, where a wooden entrance door with a glazed window above is framed by climbing roses, and black metal fencing encloses a thoughtfully planted front garden with a variety of flowering shrubs and trees providing texture and colour year-round. A step leads up to the front door, opening into a welcoming hallway that immediately sets the tone for the rest of the home, with high ceilings and attractive wooden flooring enhancing the sense of space and style, flowing seamlessly into the kitchen/diner. The kitchen/diner is the true heart of the home and has been recently renovated to an exceptional standard, featuring shaker-style units, marble work surfaces, and a central island on castors. Integrated appliances include a fridge/freezer, Bosch dishwasher, double oven, and five-ring gas hob, alongside thoughtful additions such as a built-in water softener, bronze-effect sockets with USB points, and under-counter lighting. The space is bright and airy with ample room for dining and is complemented by a useful utility room, fitted with further wall and base units, a marble work surface with sink and mixer taps, and space for plumbed-in appliances, with access to the garden. Accessed from the kitchen/diner, the sitting room is a beautifully designed space that combines comfort with functionality, with French doors opening directly onto the garden, seamlessly blending indoor and outdoor living while allowing natural light to flood the room from its south-easterly aspect, making it ideal for both relaxing and entertaining. The ground floor is completed by a stylish W/C. The sense of style and character continues on the first floor, where the landing provides access to the primary bedroom, dressing room, shower room, and stairs leading to the second floor. The primary bedroom is a beautifully curated space featuring bespoke fittings and a striking walnut feature wall with shelving, benefiting from built-in wardrobes, a dual aspect, and cream carpet. The dressing room offers additional bespoke storage, with sash windows providing natural light and views over the crescent. Stairs rise to the top floor, which comprises three well-proportioned double bedrooms, an airing cupboard, and a beautifully appointed family bathroom. All bedrooms are generous doubles, two of which benefit from fitted wardrobes, and each is tastefully decorated in neutral tones and finished with carpet. The family bathroom features a freestanding roll-top bath with shower attachment, a separate shower cubicle, W/C, and a wash hand basin with fitted vanity storage, completing this exceptional home.

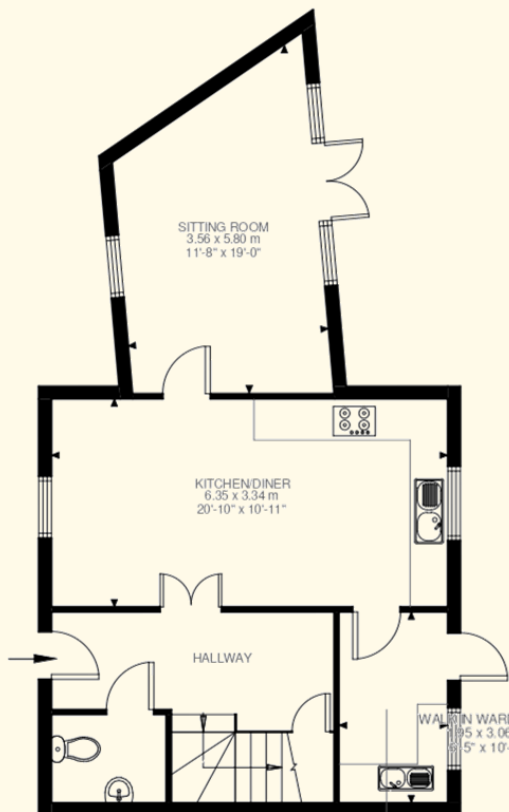
The garden is beautifully landscaped and bordered by a variety of established trees and shrubs, creating colour, texture, and a high degree of privacy. It features an area of lawn, graveled pathways, and patioed seating areas, offering multiple spaces for garden furniture and entertaining. A graveled path leads to the rear of the garden, where steps descend to provide access to the double garages. The garden also benefits from a warm water shower area and external electrics, enhancing its practicality and impressive design of the property.



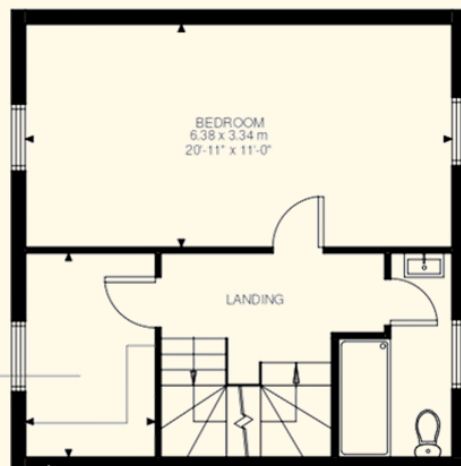
**Important notice:** Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars 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.



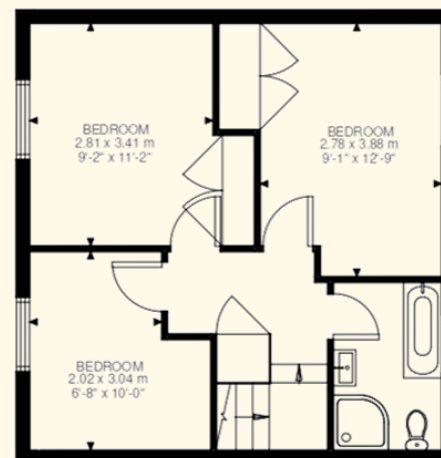
Woodlands Crescent, DT1  
 Approximate Gross Internal Area  
 140.49 SQ.M / 1512 SQ.FT  
 (EXCLUDING GARAGE)  
 GARAGE 34.69 SQ.M / 373 SQ.FT  
 INCLUSIVE TOTAL AREA 175.18 SQ.M / 1886 SQ.FT



Ground Floor  
615 ft<sup>2</sup>



First Floor  
449 ft<sup>2</sup>



Second Floor  
448 ft<sup>2</sup>

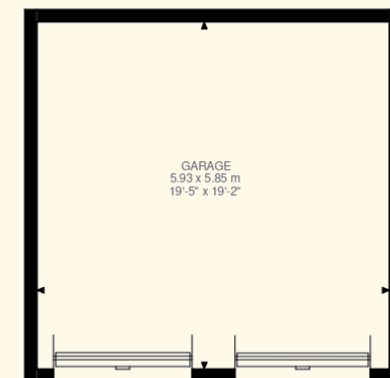


Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

**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](http://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#>

**Local Authorities:**

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

**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/#/!/>