



Tinten Lane  
Poundbury  
£800,000





Offered with no forward chain and situated within the popular development of Poundbury is this imposing four-bedroom detached family home. The property offers versatile living, with accommodation comprising two reception rooms, a modern kitchen, a utility room, a study, and two bathrooms. The home occupies a corner plot and benefits from a double garage with a room above to the front and a fully enclosed rear garden that has been attractively landscaped. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are a plethora of amenities including The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.



The home features high ceilings throughout and is light and bright, with modern finishes. A wooden door provides access to this impressive home, opening into a welcoming hallway with high ceilings that evoke a wonderful sense of space and set the tone for the rest of the property. Tiled flooring flows throughout the entire ground floor, further complementing the aesthetic of the home.

The kitchen features wall and base level units along with a central island, offering ample storage solutions. Matching work surfaces incorporate a 1½-bowl stainless steel sink with a filtered mixer tap and water softener attachment. Integral appliances include a four-ring electric hob, a double NEFF oven and grill with an extractor hood over, there is additional space for further appliances. The kitchen is served by a utility room, which offers further space for appliances, and a door provides direct access to the garden. An archway from the kitchen leads to the dining room, which is filled with natural light from its bay window and French doors that serve as an additional access point to the garden. The useful study and ground floor W/C complete the ground floor accommodation.

The light and spacious feel of the property continues on the first floor, where the principal reception room is flooded with natural light from its dual aspect, while a fireplace creates a cosy feel. Adjacent is a dual-aspect double bedroom served by a modern shower room.

The style continues on the second floor, which is occupied by the three remaining double bedrooms. The principal bedroom benefits from en-suite facilities including a double shower, wash hand basin and W/C.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park, Dorchester  
DT1 1XJ

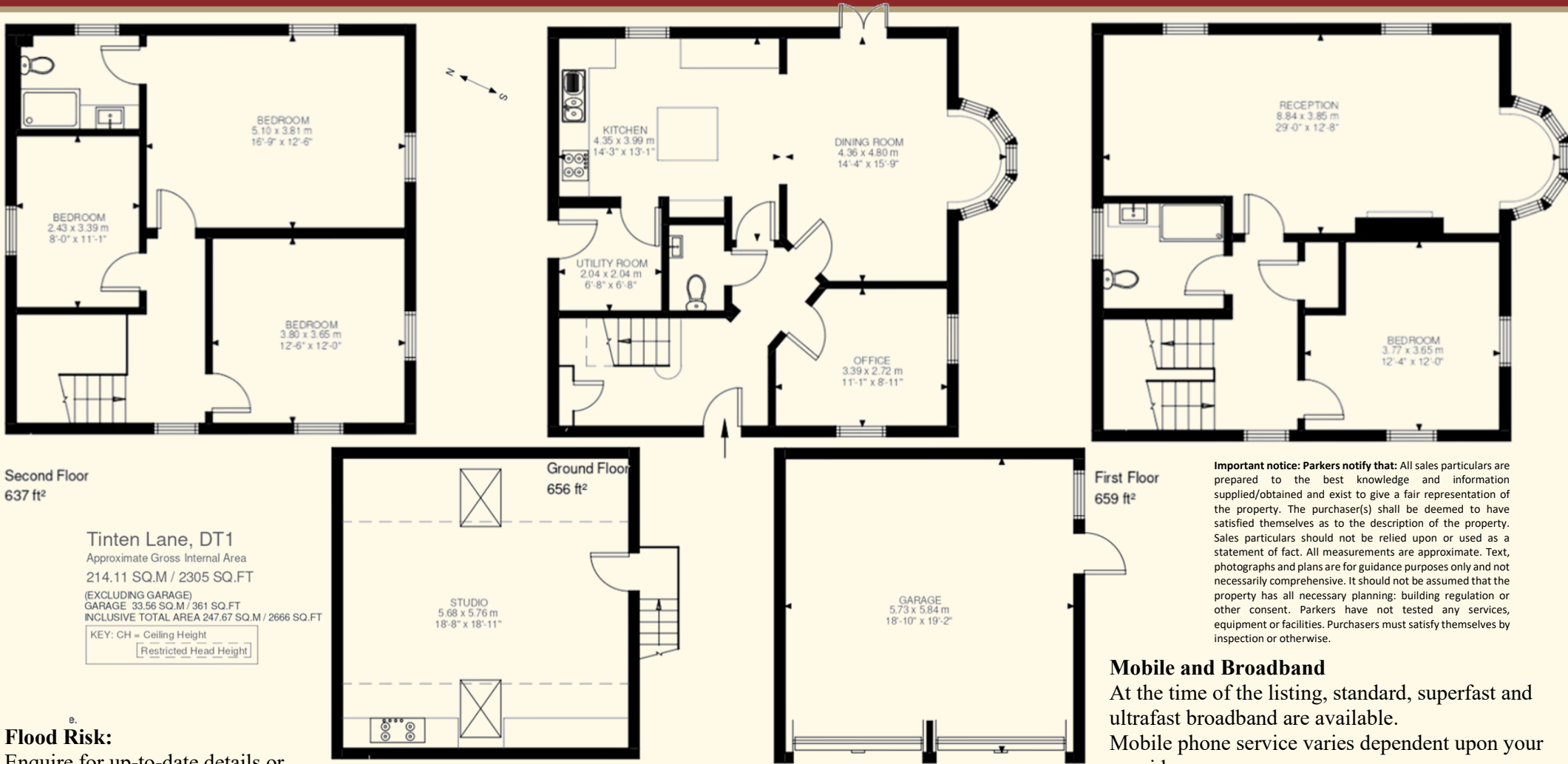
Tel: 01305 211970

Council tax band F.

**Externally:**

The garden has been beautifully designed, featuring a plethora of mature plants and shrubs. Areas of lawn and shingle border a patio which abuts the property. A real feature of the home is the double garage, which boasts a versatile room above, ideal for additional living accommodation or a home office.





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

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

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

Garage First Floor  
352 ft<sup>2</sup>

**Tinten Lane, DT1**

Approximate Gross Internal Area  
214.11 SQ.M / 2305 SQ.FT

(EXCLUDING GARAGE)  
GARAGE 33.56 SQ.M / 361 SQ.FT  
INCLUSIVE TOTAL AREA 247.67 SQ.M / 2666 SQ.FT

KEY: CH = Ceiling Height  
Restricted Head Height

**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#>

**Services:**

Mains electricity, water and drainage are connected.

Gas fired central heating.

**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)

**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.

**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>

**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>