



Bridport Road
Poundbury



PARKERS

PRESTIGE COLLECTION



Parkers are delighted to offer for sale this imposing five bedroom family home ideally situated within the sought after development of Poundbury. This detached property is well appointed, offering spacious and versatile accommodation that is presented to an extremely high standard throughout and enhanced by an extension that has created a very unique residence to Poundbury. The landscaped and individually designed garden, together with the fact that it enjoys a good deal of sun in the afternoons, is a wonderful feature of the property. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester, and is Prince Charles's vision of the development of new communities in the 21st century. Designed around the residents rather than their cars, it is intended to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on a car. Within walking distance there are Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, dress shops, hairdressers, dentists, a medical centre, a garden centre and a mature Woodland Park.



Key Features:

- Entrance is gained via a hallway that sets the tone for the rest of the property, with high ceilings and extremely generous room sizes creating a truly spacious and open feel.
- The porcelanosa tiled flooring continues from the hallway through to the impressive kitchen diner, a wonderfully spacious room that enjoys a truly social feel and lends itself perfectly to modern living. The room offers an abundance of storage options and a wealth of integral appliances. A separate utility room provides additional work surfaces and access to a 'cellar' and the downstairs cloakroom.

- The sitting room is a fabulous addition to the property, built by C.G.Frys and situated on the ground floor where plentiful natural light is received via a triple aspect. The room offers solid engineered wooden flooring and allows access to the delightful rear garden via double glazed french doors.
- The lovely style and presentation continues to the first floor where a light and spacious landing provides access to a modern family bathroom and to two double bedrooms, the master enhanced by luxury en-suite facilities and enjoying an abundance of natural light gained via a full height bay window. There are three further bedrooms situated on the second floor, one currently utilised as a guest room with en-suite facilities.

The premium style and finish offered internally, continues into the uniquely landscaped garden that enjoys a great deal of sunshine in the afternoons. The garden is well established, offering a selection of walled, circular areas of lawn and flower beds that houses a wide selection of mature plants and shrubs. There is a double garage with two up and over doors that offers eaved storage.

Room Dimensions:

- Sitting Room 7.21m x 4.50m (23'08" x 14'09")
- Kitchen/Diner 8.41m x 4.17m (27'07" x 13'08")
- Utility Room 3.05m x 2.46m (10'0" x 8'01")
- Study 4.19m x 2.31m (13'09" x 7'07")
- Bedroom 6.76m x 4.17m (22'02" x 13'08")
- Bedroom 4.17m x 2.74m (13'08" x 9'0")
- Bedroom 4.52m x 4.17m (14'10" x 13'08")
- Bedroom 4.98m x 2.77m (16'04" x 9'01")
- Bedroom 3.15m x 3.10m (10'04" x 10'02")

Agents Notes:

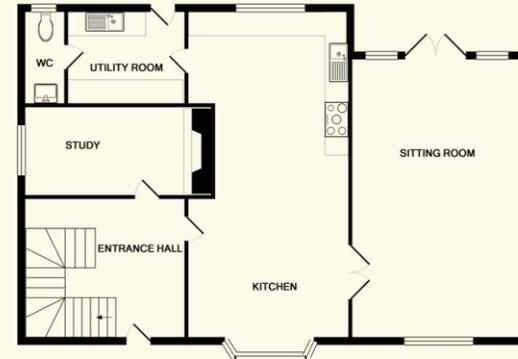
There is an Annual Manco charge with charges varying between £110 and £160 dependent upon location.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 211970 We are advised that the council tax band is F.



GROUND FLOOR
APPROX. FLOOR
AREA 1116 SQ.FT.
(103.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 789 SQ.FT.
(71.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 842 SQ.FT.
(59.6 SQ.M.)

BRIDPORT ROAD
TOTAL APPROX. FLOOR AREA 2627 SQ.FT. (234.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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