



Dugdale Road  
Poundbury  
£780,000 Price Guide



**PARKERS**  
PROPERTY CONSULTANTS & VALUERS





This stylish three-storey, five-bedroom family home is beautifully presented, offering elegant and versatile living throughout. Featuring a bright and spacious open-plan kitchen/diner, two stylish reception rooms, four double bedrooms, and three bathrooms. The property is further enhanced by bespoke fitted storage and thoughtfully considered modern touches, seamlessly blending character with contemporary living. Externally, the home boasts a beautifully landscaped private rear garden with a fitted awning and further benefits from a garage with power and lighting, together with secure gated parking accessed via the rear garden. The EPC rating is B

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.



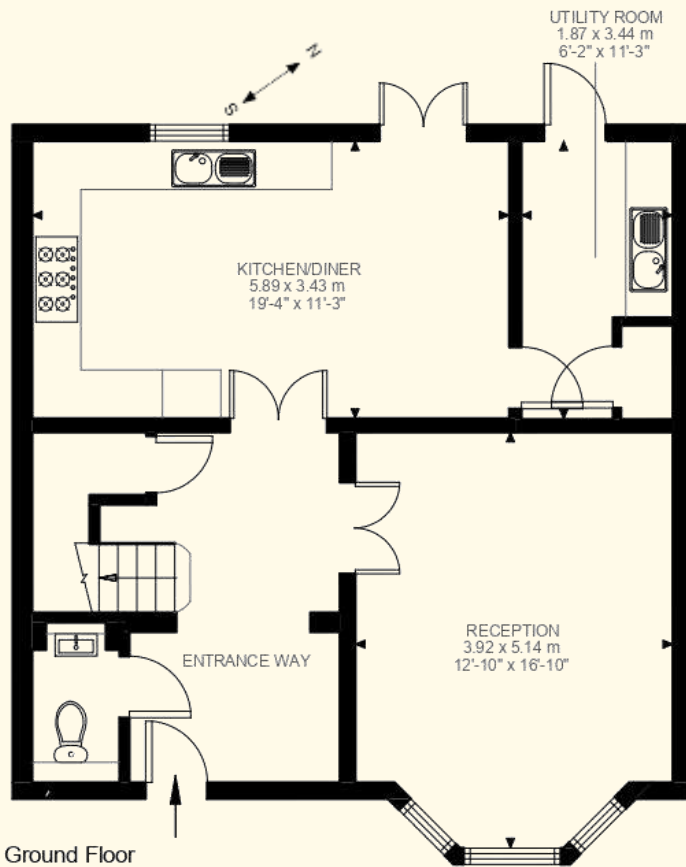
Stepping inside, you are greeted by a spacious and impressive entrance hall featuring beautiful Karndean flooring that flows seamlessly throughout the entirety of the ground floor, setting a stylish theme for the home. Double doors open into the formal reception room, boasting a grand bay window that bathes the space in natural light and provides an ideal setting for hosting dinner parties and family gatherings. Toward the rear of the property, the magnificent open-plan fitted kitchen/diner serves as the true heart of the home. Elegant French doors and a large rear window open out directly onto a generously sized and maintained patioed area, enhancing the practicality of the indoor-outdoor space. The kitchen area is beautifully finished with wall and base level units, topped with premium granite worktops, a traditional Belfast sink, and a classic gas Aga. It comes fully equipped with an integrated fridge/freezer and a washing machine. Practicality is further enhanced by a separate, dedicated utility room complete with additional workspace and tasteful tiling.

The staircase houses a convenient storage cupboard and leads elegantly to the first floor, where the style and charm continue. Here, double doors open into a beautifully presented lounge, anchored by a cozy, coal-effect gas fire and a prominent bay window filling the room with plentiful natural light. The principal bedroom suite is also located on this level, benefiting from a private dressing area and a stylish en-suite shower room. Completing the first floor is bedroom five, a versatile space that functions perfectly as a quiet home study or an additional bedroom.

The second floor is dedicated to family comfort and guest accommodation, housing three further generously sized double bedrooms. Bedroom two benefits significantly from its own three-door fitted wardrobe and a private en-suite shower room, offering an excellent setup for multi-generational living or guests. The main family bathroom is also conveniently located on this floor to serve the remaining bedrooms. It features a modern white suite, including a panel-enclosed bath, w/c, and wash hand basin, all completed with wood-effect flooring and part-tiled walls.

The outdoor space has been meticulously planned to offer a private sanctuary with minimal maintenance. The enclosed lawned garden features a paved patio area ideal for alfresco dining, protected by a convenient retractable awning. The garden is further framed by colorful flower beds. Steps lead to a path that takes you to the rear, the property includes a single garage alongside gated off-road parking, providing secure and convenient vehicle space.





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

**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)

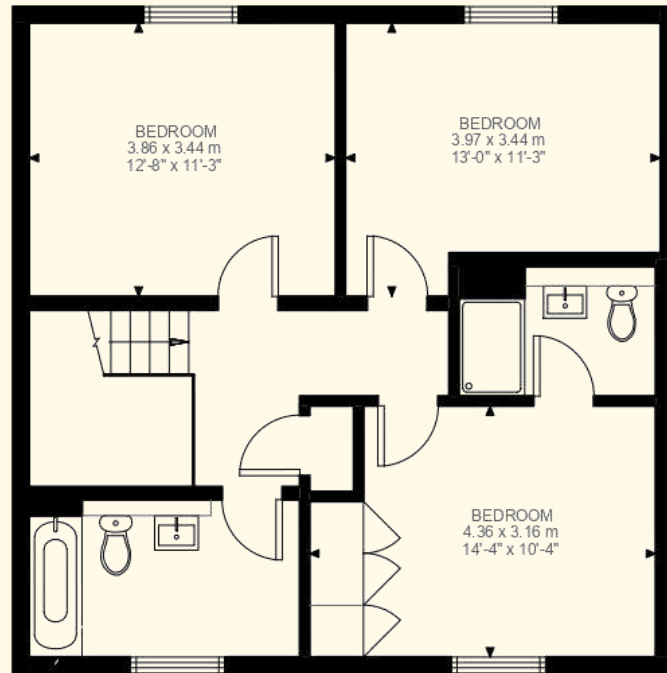
**Services:**

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#>

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



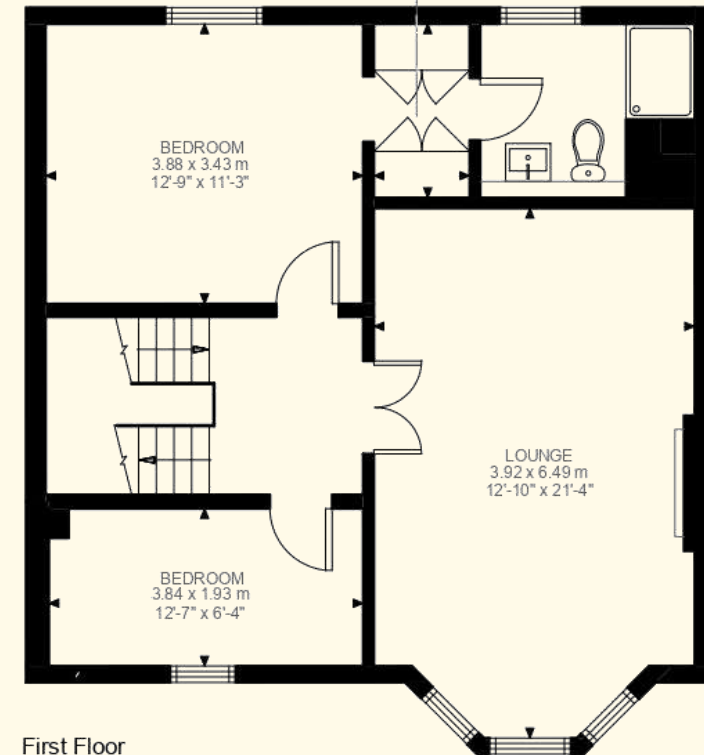
Second Floor  
684 ft<sup>2</sup>

**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 F.

Dougdale Road  
Approximate Gross Internal Area  
193.02 SQ.M / 2078 SQ.FT



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

**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/#!/intro>