



Bindon Lane
Dorchester
£479,950



OFFERED WITH NO FORWARD CHAIN. This beautifully presented property offers a rare opportunity to acquire a spacious three-bedroom end of terrace family home, superbly situated in the heart of Poundbury, close to Queen Mother Square. Showcasing interiors thoughtfully curated by the current owner, an interior designer, the property boasts stylish, well-appointed accommodation throughout, with the added benefit of selected furnishings available by separate negotiation. The home comprises a contemporary kitchen/breakfast room, an elegant lounge/diner, three generously sized double bedrooms, a modern shower room, and a ground floor W/C. Externally, the property enjoys a beautifully landscaped enclosed rear garden, off-road parking and a single garage, thoughtfully equipped with an integrated EV charger: EPC rating is B.

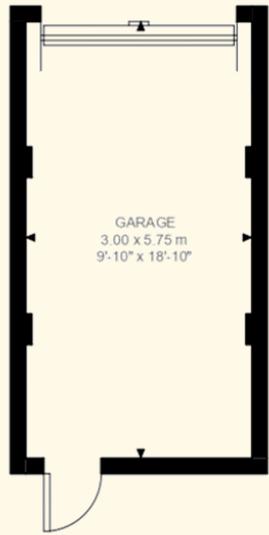
Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, 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.



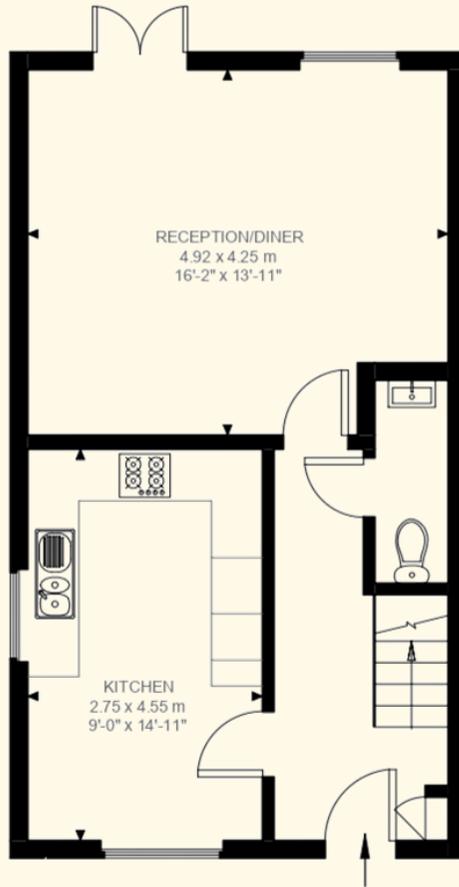
Entrance to the property is via a wooden door opening into a welcoming hallway, providing access to both principal rooms, a ground floor W/C, a useful storage cupboard, and stairs rising to the first floor; the space immediately reflects the owner's flair for interior design, enhanced by attractive wood-effect Karndean flooring that flows seamlessly into the kitchen/breakfast room. The well-equipped kitchen boasts a comprehensive range of modern, handleless wall and base units with work surfaces over, alongside integrated appliances including an eye-level Neff oven, fridge freezer, four-ring gas hob with extractor hood, integral tumble dryer, and a freestanding Zanussi washing machine. A dual aspect floods the space with natural light, complemented by elegant plantation shutters, a stylish feature continued throughout the home. The lounge/diner is equally impressive, with French doors opening onto the garden, creating a bright and airy atmosphere, the room is tastefully curated, offering ample space for furnishings and finished with soft carpeting.

Stairs rise to the first-floor landing, where a landing provides access to all three bedrooms, the shower room, and a useful airing cupboard. All bedrooms are double in size, with the principal bedroom benefiting from a built-in wardrobe and coordinated freestanding furniture, while bedrooms two and three also include carefully selected pieces intended to remain, further showcasing the home's cohesive design. The contemporary shower room serves all bedrooms and is fitted with a walk-in shower, W/C, wash hand basin, and dual storage cupboards, finished with part-tiled walls and stylish Karndean wood-effect flooring.

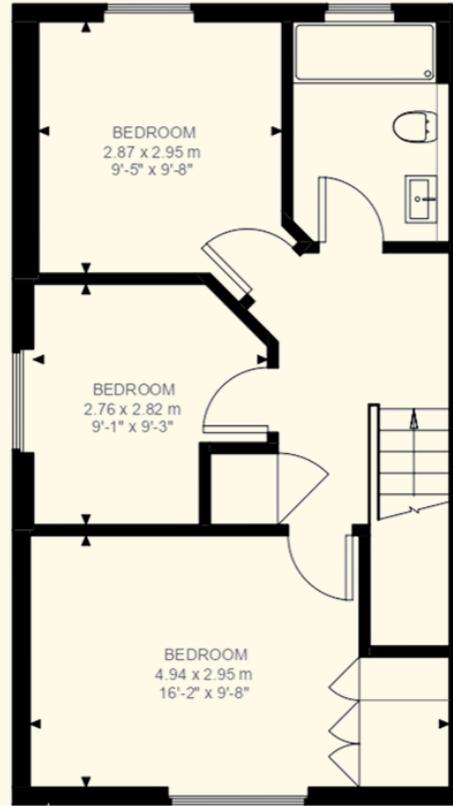
Externally, the enclosed rear garden has been beautifully landscaped to create a tranquil and visually appealing space, featuring patio, lawn, and shingle areas, complemented by a variety of mature plants and shrubs. Gated access leads to the front, where allocated parking is situated, along with a single garage complete with light, power, and an electric up and over door.



Bindon Lane, Poundbury
Approximate Gross Internal Area
88.80 SQ M / 956 SQ FT
(EXCLUDING GARAGE)
GARAGE: 17.25 SQ M / 186 SQ FT
INCLUSIVE TOTAL AREA 106.05 SQ M / 1142 SQ FT



Ground Floor
478 ft²



First Floor
477 ft²

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

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.

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

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band C.

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 and we recommend you visit the Ofcom website checker to confirm.

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

Flood Risk:

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

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

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>