



Halstock Street

Dorchester

£475,000



PARKERS

PROPERTY CONSULTANTS & VALUERS



Set in an area of outstanding beauty is this well-presented, three-bedroom home in the highly desirable development of Poundbury. The property offers accommodation, presented in neutral tones throughout, including a kitchen/dining room, ground floor WC, and shower room. Externally there is a beautifully presented garden offering access to a single garage and designated off-road parking space. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, nearby garden centre and the highly regarded Damers First School. 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 well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. There are shopping and social facilities with cinemas, museums, leisure centre and weekly market and many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. 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.



The attractive approach to the property is via a short path with flower beds either side and set behind railings. Entrance to the property leads through to all primary rooms, a ground floor WC, and offers stairs to the first floor with under stairs storage. The reception room is of good size and filled with natural light from a generously sized window.

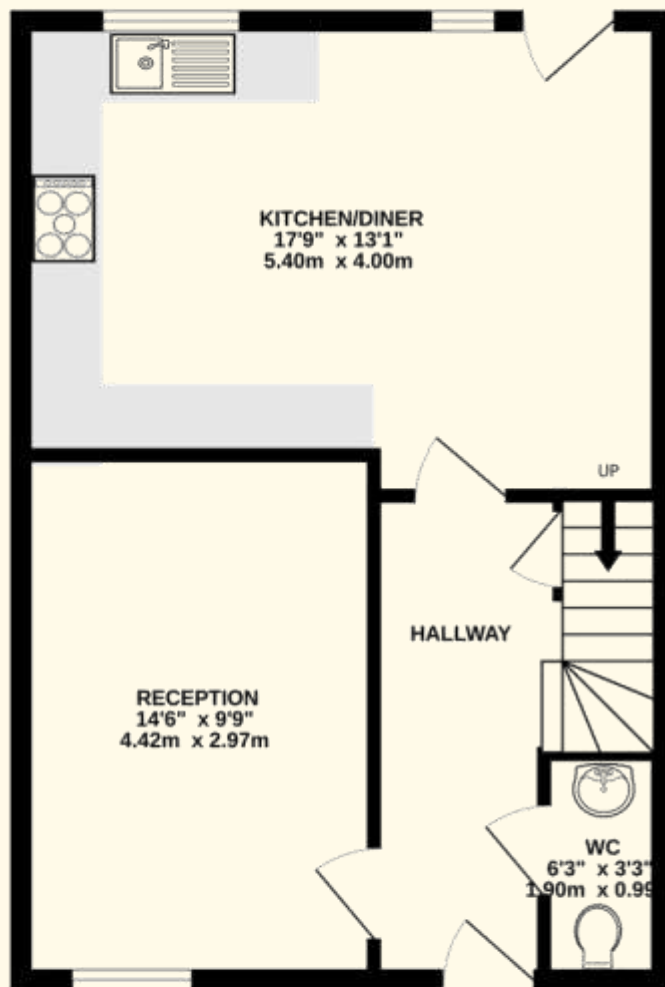
The modern and stylish kitchen is well-equipped with a range of wall and base units. Integrated appliances include an AEG oven and Bosch hob with extractor over, dishwasher and washing machine. The boiler is housed in a concealed in a matching unit and fitted with a mag clean device. There is plentiful space for dining furniture and double doors provide a view over, and direct access to the rear garden.

Stairs rise to the first floor where there is a generous fitted storage to all three bedrooms. The primary bedroom adorns bespoke fitted furniture and features a stylish en-suite, comprising of double shower, W/C, and wash hand basin set within a vanity unit. The room is finished with part-tiled walls and wood effect laminate flooring.

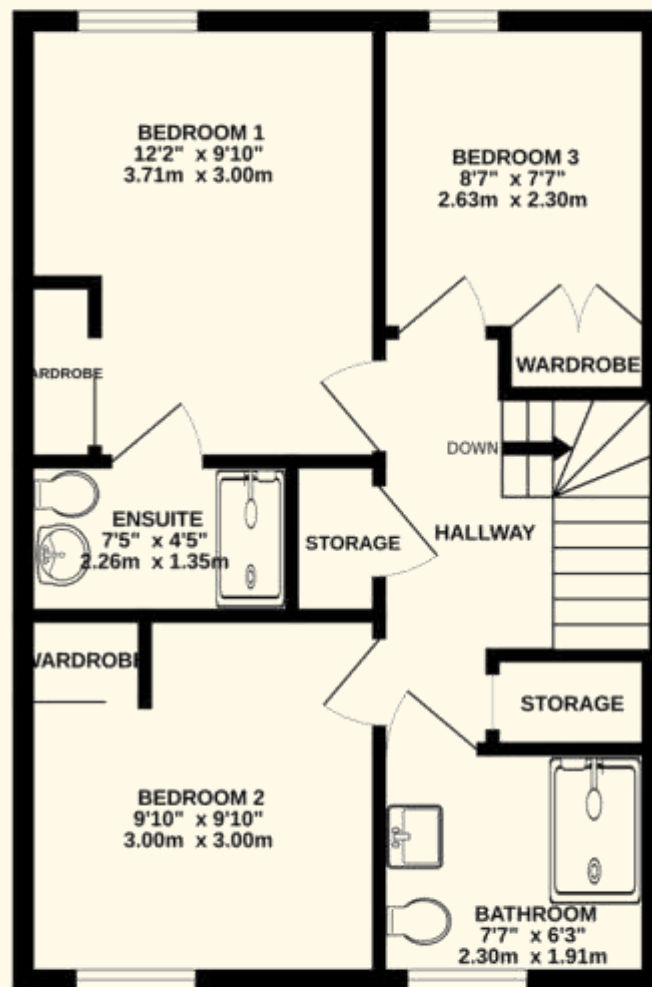
The beautifully presented and generously sized private garden features a well-placed patio with an electric awning over, providing an ideal spot for relaxing. There are a variety of mature plants and shrubs and the garden has been carefully designed to create a stylish and low maintenance space. To the rear of the garden a door gives pedestrian access to the garage and a rear gate opens onto to the parking space (with security light) and tasteful bin storage.

The single garage is fitted with sockets and lights and offers part boarded storage. There is a power door and rubber matting laid to the floor.

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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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 D.

Agents Notes:

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

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#>

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.gov.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>

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.