



Barlake Court
Poundbury



This detached family home is ideally situated in the sought-after area of Poundbury and offers spacious accommodation comprising a generous sitting room, kitchen/diner, dining room, four double bedrooms, family bathroom, en-suite facilities and a ground floor WC. Externally, the property has a fully enclosed, enviably private rear garden with side pedestrian access and store area. EPC rating C.

Poundbury is in the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed as 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 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, vet, 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.



From the front door access can be gained to all principal ground floor rooms and ground floor WC.

The sitting room features a real wood floor and central fireplace with surround and mantle. Double aspect patio doors allow plentiful natural light to flood the room and offer easy access to the sunny patio area and garden.

The large kitchen/diner is fitted with a comprehensive range of wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a double oven, induction hob with extractor hood, dishwasher, washing machine, plus sink and drainer. Also located in the kitchen is a useful, under-stair storage cupboard.

The charming dining room next door adds additional living accommodation to the property and has plentiful storage options.

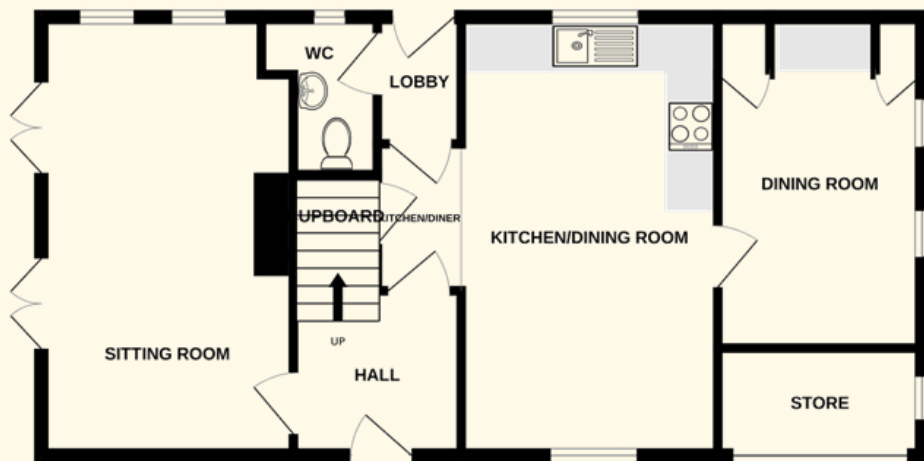
The four first-floor bedrooms and family bathroom are accessed via the pretty, panelled wooden hall stairway. The airing cupboard is on the landing.

The family bathroom is fitted with a suite comprising of a panel enclosed bath with shower over, WC and wash hand basin.

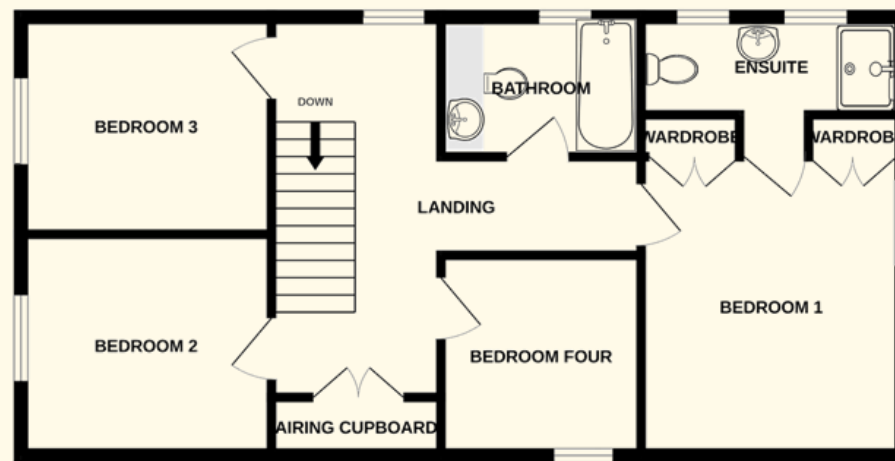
The main bedroom features fitted wardrobes and an en-suite shower room.

Externally, this peaceful property offers a store area and a sunny, well-presented walled garden, including patio, decking, pebbled sitting area and lawn. A paved path leads you to the garden gate which opens onto Poundbury's much-photographed, pedestrianised Ashington Street.

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



BARLAKE COURT

TOTAL FLOOR AREA : 1359sq.ft. (126.3 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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Room Dimensions:

Sitting Room	5.44m x 3.12m (17'10" x 10'03")
Kitchen/Dining Room	5.44m x 3.20m (17'10" x 10'06")
Dining Room	3.96m x 2.54m (13'00" x 8'04")
Store	2.54m x 1.32m (8'04" x 4'04")
Bedroom One	3.61m x 3.48m (11'10" x 11'05")
Bedroom Two	3.58m x 2.92m (11'9" x 9'07")
Bedroom Three	3.58m x 2.41m (11'09" x 7'11")
Bedroom Four	2.57m x 2.49m (8'05" x 8'02")

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:

There is an annual Manco charge with charges varying between £156 and £225 dependent upon location.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.