



Wishay Street
Poundbury



PARKERS
PROPERTY CONSULTANTS & VALUERS





This stunning property offers an abundance of accommodation, including an open-plan kitchen/dining room with a walk-in larder and utility, a sitting room, drawing room, study, and four bedrooms, two with en-suites, along with a family bathroom, shower room, and ground-floor W/C. Cast-iron radiators and aluminium guttering feature throughout. The property also benefits from a self-contained two-bedroom annexe with its own kitchen and shower room. Externally, there is a southerly facing rear garden complete with an outdoor sauna (subject to negotiation) and shower.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon 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, 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.



A wooden door opens to the property's entrance, where handmade wallpaper continues down the hallway. In the main house, the ground-floor accommodation comprises a sitting room, an open-plan kitchen/dining room with a walk-in larder and utility, a study, and a W/C.

The open-plan, modern kitchen is fitted with a comprehensive range of wall and base units, as well as a central island with a copper worksurface. The room includes a selection of Miele fitted appliances, including a microwave oven, oven, and double Belfast sink. A walk-in larder and utility room provide useful additional space, and beautiful limestone flooring runs throughout, continuing into the hallway. The sitting room features solid oak parquet flooring and French doors opening onto the garden.

On the first floor are two double bedrooms, both rooms served by en-suites. The primary bedroom is of generous size with access to a separate dressing room. Another door leads through to a luxurious en-suite, comprising of a walk-in shower, free-standing cast-iron bath, double sinks with built in vanity under and W/C. A handmade bookcase situated on the landing leads through to the impressive drawing room, which features an open fireplace and access to a balcony overlooking the private courtyard.

Another set of stairs take you up to the second floor, where there are two further double bedrooms, both of generous proportions, and a tastefully fitted Victorian-style family shower room.

Additionally, the property includes a self-contained two-bedroom annexe. The annexe has its own entrance hall with W/C, leading to an open-plan sitting room, kitchen, and dining area. On the first floor are two double bedrooms and a shower room. The finish throughout is of exceptional quality, with solid oak flooring, worksurfaces, and fitted Miele appliances.



Externally:

The property benefits from a stylish, paved rear courtyard with a southerly aspect and a newly added luxury sauna. The property also boasts a garage, providing convenient storage space.

Agents Notes:

There is an annual Manco charge of £315, Reduced to £295 if paid early.

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

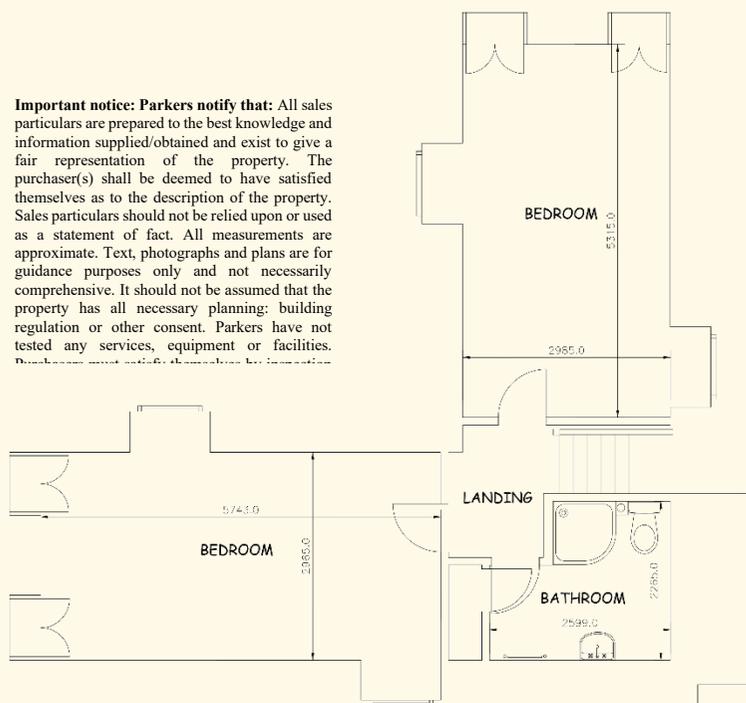
Services:

Mains electricity and solar panels.
Water and drainage are connected.
Gas central heating.

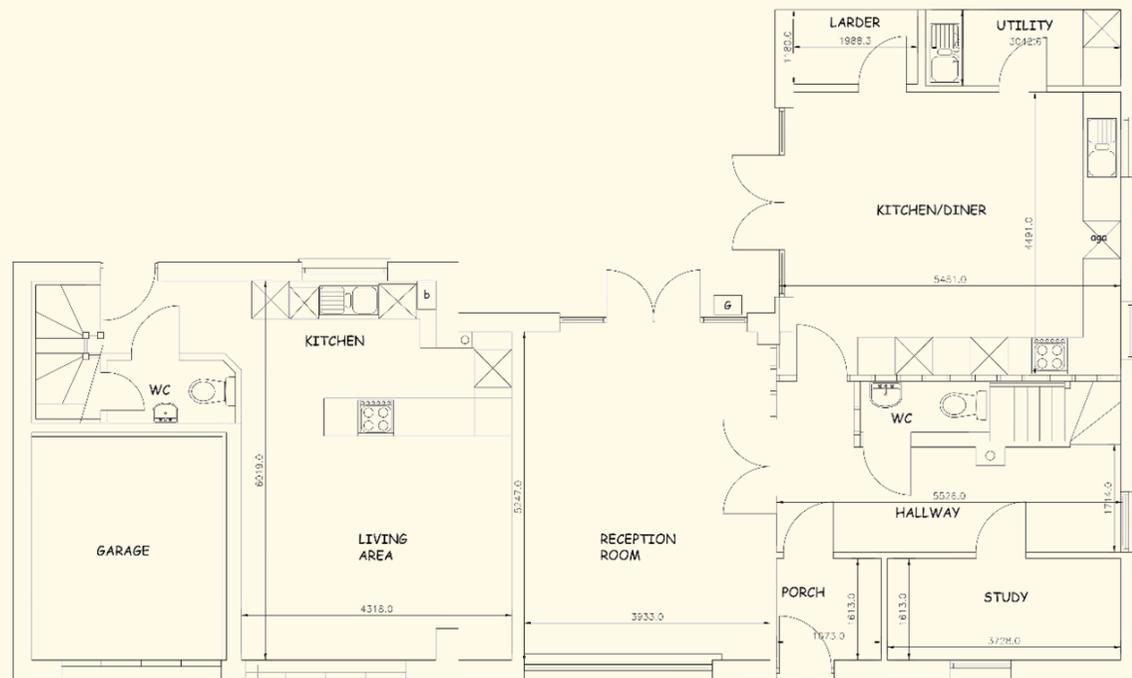
Local Authorities:

Dorset Council,
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970 Council tax band E.

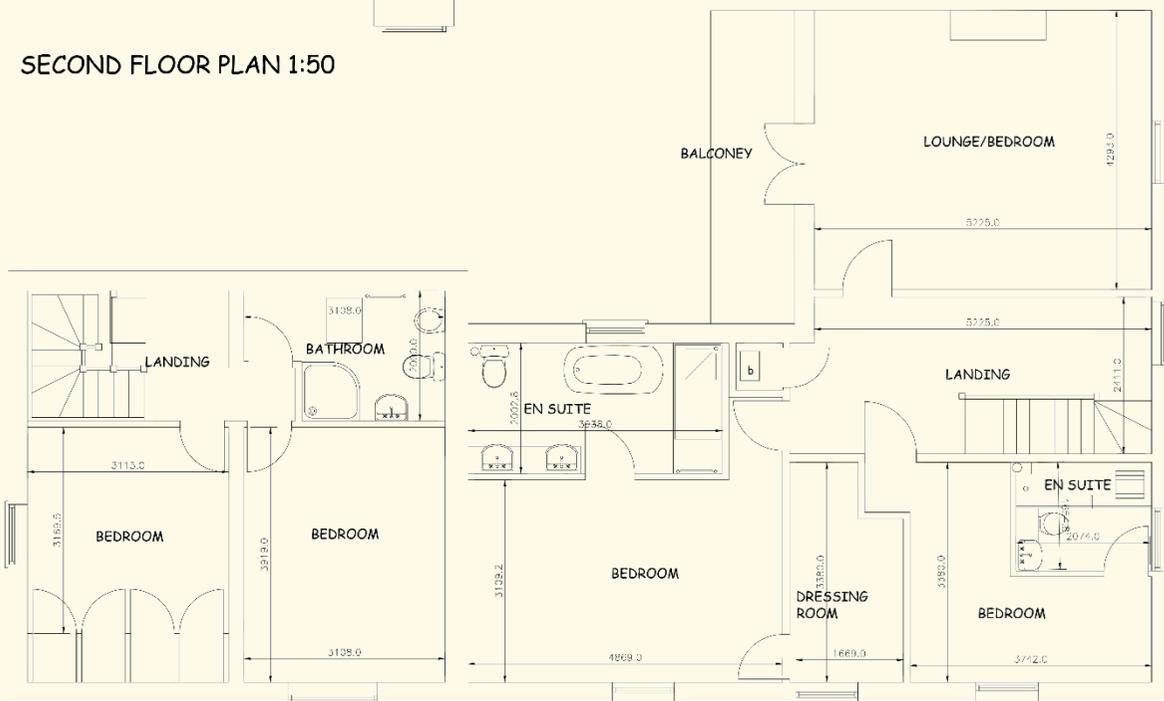
Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars 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 verify themselves by inspection.



SECOND FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

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#>

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>

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>