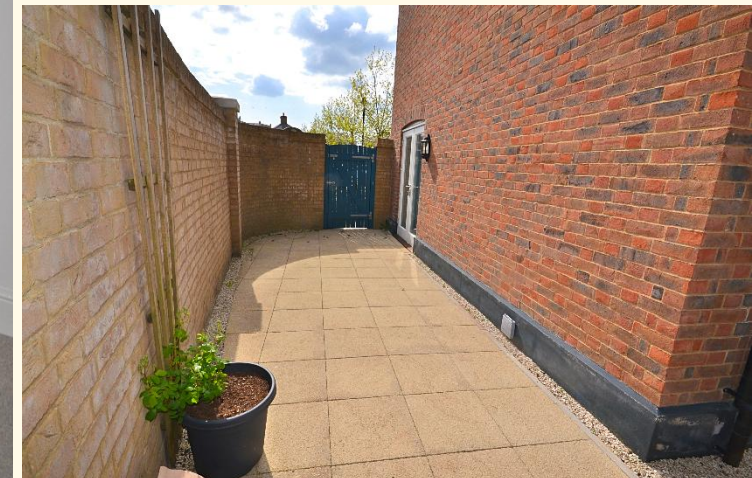




PARKERS  
PROPERTY CONSULTANTS & VALUERS  
FOR SALE  
01305 340860

Vittoria Court  
Poundbury  
£365,000

 PARKERS  
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO FORWARD CHAIN, and found in an area of outstanding natural beauty, this newly decorated, CG Frys built, two bed Coach house, offers a fantastic opportunity to acquire a modern home in the heart of the prestigious Poundbury development. Combining stylish interior updates throughout, comprising of a modern kitchen, a good-sized reception room, a bathroom, and ground floor utility. Additionally, the home benefits from a Wiser controlled home heating system and a corridor wardrobe creating great storage solutions Externally, the property benefits from two dedicated parking spaces located directly to the front, a private rear patioed garden and a gated front garden. 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 center 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 center 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.



On approaching the property, you are welcomed by an attractive front garden, enclosed by a metal gate that provides access to a landscaped area. A variety of shrubs add colour and texture, creating an inviting focal point, while a patio area leads to the part-glazed front door.

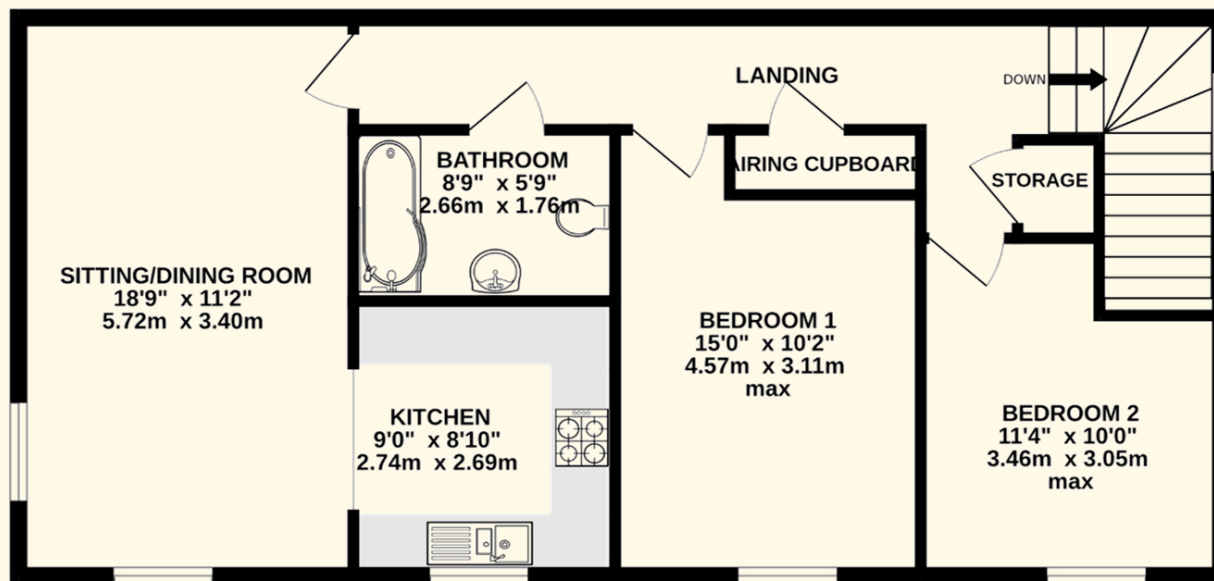
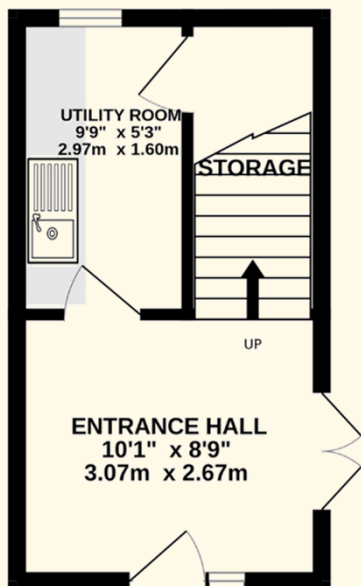
Upon entering, you step into a generously sized entrance hall, with stairs rising to the first floor. There is access to a practical downstairs utility room, fitted with wall and base units, a wood-effect work surface, and a stainless-steel sink with mixer tap. The room also offers space and plumbing for appliances, ample room for laundry, and a substantial understairs storage cupboard. French doors open out to a private, well-maintained walled rear garden, where a wraparound patio provides an ideal space for al fresco dining, additionally, there is access to a cold-water tap. From here, a gate offers convenient access to the side court yard, whilst a further door offers access to the front, where unusually for the area, there are two dedicated parking spaces.

The first-floor features fresh grey-toned carpeting throughout most rooms and offers two generously sized double bedrooms overlooking the front, both finished in neutral tones. The family bathroom is bright and airy, enhanced by a skylight that provides additional natural light. The white suite comprises a panel-enclosed bath with shower attachment and fitted glass screen, a wash hand basin, and a WC, complemented by Karndean flooring and partially tiled walls.

The living room is a bright and spacious area benefiting from dual aspect windows that allow the room to fill with light, an opening flow into the modern kitchen. The kitchen is well equipped with fitted wall and base units, wood-effect worktops, and a full range of integrated AEG appliances, including a double oven, four-ring gas hob with extractor hood, fridge, freezer, and dishwasher. It is finished with a tiled splashback and attractive Karndean flooring.

GROUND FLOOR  
185 sq.ft. (17.2 sq.m.) approx.

1ST FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



**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.

TOTAL FLOOR AREA : 938 sq.ft. (87.1 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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### 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)  
Seller owns the garages below the property and these are leased to nearby properties.

Lease length of the garages - 999 years from and including 30<sup>th</sup> September 2021.

We are advised the property is offered with NHBC warrantee.

### Services:

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

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

### 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#>

### Broadband:

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>

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