



Moraston Street  
Poundbury





Offered for sale, within an area of outstanding natural beauty, is this unique and well-presented five bedroom, detached family home, well positioned in the sought after area of Poundbury. Further accommodation includes a sitting room, kitchen/dining room, ground floor WC, family bathroom and ensuite shower room to the principal bedroom. The property has been maintained to an impressive standard and additional benefits include an enclosed garden and single garage. EPC rating C.

Poundbury is an urban development of 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 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, 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.





Enter via a part glazed door to the property's hallway, where access is offered to the ground floor WC sitting room and kitchen/dining room. Useful storage cupboards are also located in the hall.

The sitting room enjoys generous dimensions; a central gas fireplace and French doors open onto to the garden. The room is interconnecting with the kitchen/dining room through an opening, lending itself perfectly for modern living. There is ample room for dining furniture and the kitchen area is well-appointed with fitted units and work surfaces over. Integral appliances include a fridge-freezer, eye-level double oven and grill, microwave, dishwasher, 5-ring gas hob with extractor hood over. There is a 1½ bowl sink and drainer. There is space and plumbing for a washing machine and tumble dryer in the understairs cupboard.

Stairs rise to the first floor where the two bedrooms are located.

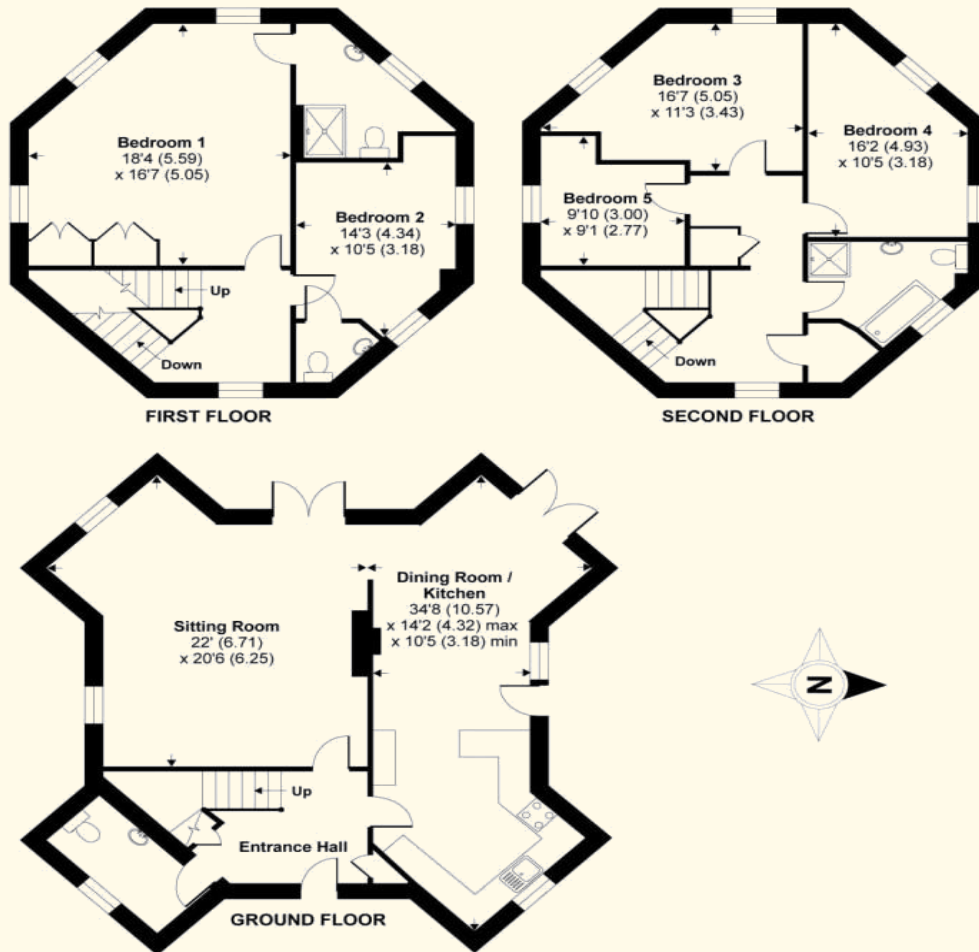
The principal bedroom has ensuite facilities consisting of a shower cubicle, WC and wash hand basin. The room is finished with part-tiled walls and tiled flooring. The secondary bedroom also benefits from the use of a private WC.

On the second floor, there are three further bedrooms and a family bathroom. The family bathroom is fitted to a high specification with fully tiled walls and the suite comprises of a freestanding bath, shower cubicle, WC and hand basin.

Externally, there is a good-sized garden designed with areas of patio, decking and lawn. The garden is mainly walled and features a variety of trees, shrubs and plants. A pedestrian door provides access to a single garage equipped with light, power and an up and over door.

## Moraston Street, Poundbury, Dorchester, Dorset, DT1

APPROX. GROSS INTERNAL FLOOR AREA 2067 SQ FT 192 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

### 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#>

### Services:

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

### Agent 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](http://www.poundburymanco.co.uk)

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

The council tax band is F.

### Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

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

**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.