



St John Way
Poundbury
£700,000 Price Guide





This beautifully presented, semi-detached home is situated on the edge of the sought-after development of Poundbury and is accompanied by a double garage with a versatile room above and enclosed low-maintenance garden. Accommodation includes two reception rooms, modern kitchen with separate utility room, four double bedrooms with an en-suite shower room to the main bedroom, a walk-in wardrobe to the second and two-family bathrooms. EPC rating TBC.

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.



A striking turquoise front door creates an inviting entrance against the property's crisp white frontage. A low, curved wall topped with black iron railings and a hedge defines the front border. This charming approach is completed by a spacious driveway leading directly to the double garage. The front door opens into the hallway, where access is offered to all ground floor rooms, including the utility room with a W/C and stairs that rise to the first floor. The well-equipped kitchen is fitted with a range of wall and base level units with worksurfaces over. Integral appliances include a single oven, four-ring gas hob with extractor hood above and is tastefully finished with modern, neutral décor, a door provides access to the outside. From here, an opening leads through to the dining room where there are two sets of French doors, one providing additional access to the garden area and the other opening into the sitting room. The sitting room is an impressive space, spacious in size and features a large bay window allowing plentiful natural light to enter the room, an attractive central wood burner creates a cozy focal point.

Stairs rise to the first floor, where two of the bedrooms and family bathroom are situated. Both bedrooms located on the first floor are double in size and benefit from a fitted wardrobe, whilst bedroom one further benefits from an en-suite shower room with shower cubicle, W/C and wash hand basin with a fitted vanity unit. The modern bathroom is tastefully furnished with a panel enclosed bath with shower attachment over, W/C and wash hand basin. The room is complimented with attractive tiled flooring and part tiled walls.

To the second floor, there are two remaining bedrooms and a further family bathroom. Both bedrooms are good-size rooms with bedroom two featuring a walk-in wardrobe. The second family bathroom is also furnished with a modern suite comprising a panel enclosed bath with shower attachment, W/C and wash hand basin. The room is complimented with tastefully tiled walls and flooring.



Externally, the home benefits from an impressive and beautifully presented, enclosed rear garden, predominantly laid to lawn, with borders showcasing a variety of plants and shrubs, creating colour and texture. An area of patio abuts the home and expands the full width of the property, providing an ideal spot for garden furniture. Additionally, there is gated access to the front, and a part-glazed door that offers secondary access to the double garage. Winding steps lead up to the versatile room located above.

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 and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

Visit the Ofcom website checker for up-to-date information please visit <https://checker.ofcom.org.uk>

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.
Wood burning stove.

Local Authorities:

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

Agents Notes:

Please note there is an annual Manco charge of £225. Reduced fees are offered for early payment.
For further information on Poundbury including covenants and stipulations, please visit: www.poundburymanco.co.uk

Stamp duty:

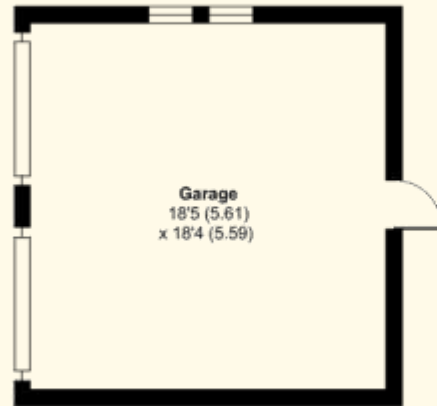
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

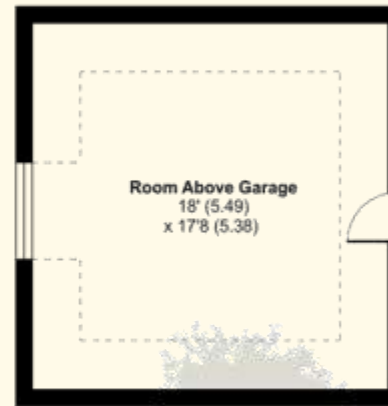
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#/intro>

St. John Way, Dorchester, DT1

Approximate Area = 1734 sq ft / 161 sq m
Limited Use Area(s) = 195 sq ft / 18.1 sq m
Garage = 523 sq ft / 48.5 sq m
Total = 2452 sq ft / 227.7 sq m
For identification only - Not to scale



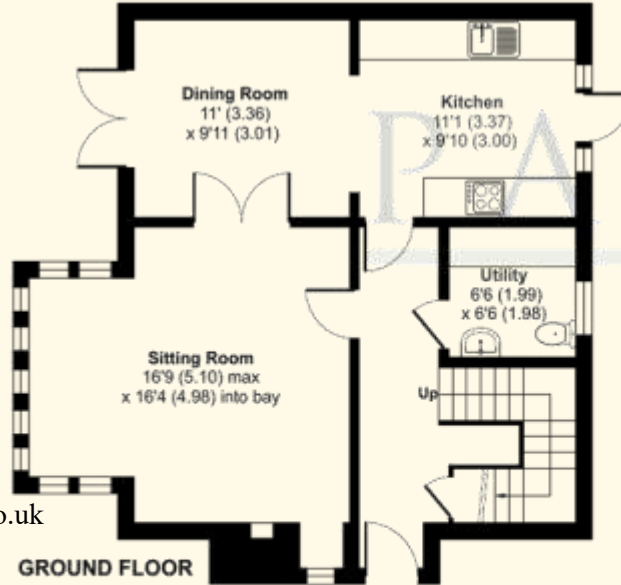
GARAGE GROUND FLOOR



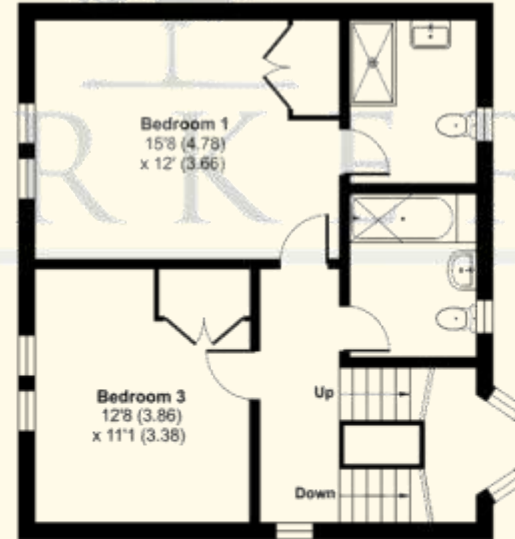
GARAGE FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1206059

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