



Haylands Close
Poundbury
£475,000 Price Guide



This charming residence offers a perfect blend of comfort and practicality, featuring three bedrooms, dual-aspect living room, a generously sized, open planned well equipped kitchen/diner, a Jack & Jill family bathroom and a ground floor w/c, this lovely home is tailored for effortless living over three levels with its elevated position framing distant views toward Came Down and Maiden Castle. Externally, the home boasts a private, south-facing rear garden, enhanced by a double garage that benefits from power, lighting and electric doors. EPC rating TBC.

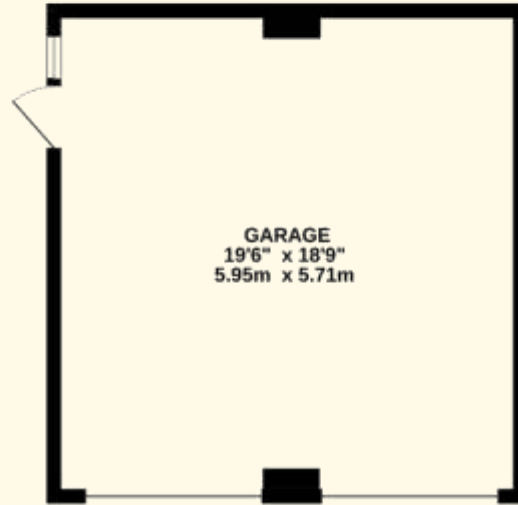
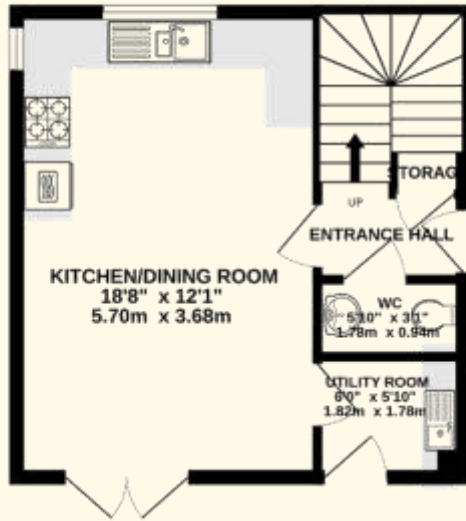
Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are a plethora of amenities including 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 and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.



Stepping through the secure wooden front door, you are greeted by a welcoming entrance hallway featuring tiled flooring that flows seamlessly into the ground floor living spaces. This level is designed for ultimate functionality, offering a modern cloakroom with integrated storage, a useful understairs cupboard, and a dedicated utility room. The utility space keeps laundry tucked away, providing plumbing for a washing machine, a stainless-steel sink, and external access to the garden. At the heart of the ground floor is a bright, open-plan kitchen and dining room fitted with wall and base level units with work surface over. Integrated appliances include an eye-level Electrolux oven and grill, plus a 4-ring gas hob with an extractor hood over. There is also ample space for a freestanding dishwasher and a fridge-freezer. French doors open from the dining area directly onto the rear garden, creating a perfect indoor-outdoor flow for entertaining. Stairs rise to the first floor, which hosts a bright and airy, versatile lounge that benefits from a triple-aspect layout, filling the room with plentiful natural light. A further bedroom is also situated on this level, perfectly lending itself to use as a study. The principal bedroom is found on the second floor; it is double in size and also benefits from a dual aspect, framing picturesque views of the rolling countryside towards Came Down and Maiden Castle. This room further boasts built-in wardrobes and offers direct access to the family bathroom via a Jack & Jill door. The bathroom is fitted with a panel-enclosed bath with an overhead shower, tiled splashbacks, an extractor fan, and a vanity washbasin. A second door leads back out to the landing to serve the final bedroom, which is a comfortable single complete with a fitted storage cupboard and courtyard views. Additionally, an airing cupboard on the landing houses the hot water tank.

Externally, the property features a neat front patio secured by gates, within the courtyard, a bricked wall sits just within the boundary, decorated by mature flowering plants leads to the garage. The private, south-facing rear garden is a fully enclosed oasis, combining a patio and lawn with a side path leading to the side of the house. Steps lead down toward the double garage, guiding you past mature, productive apple and plum trees, vibrant berry plantings, a raised vegetable patch, and an established pond. A greenhouse completes this idyllic outdoor space.

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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Services:

Mains electricity and water are connected.
Gas Central Heating.

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

The council tax band is E.

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, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

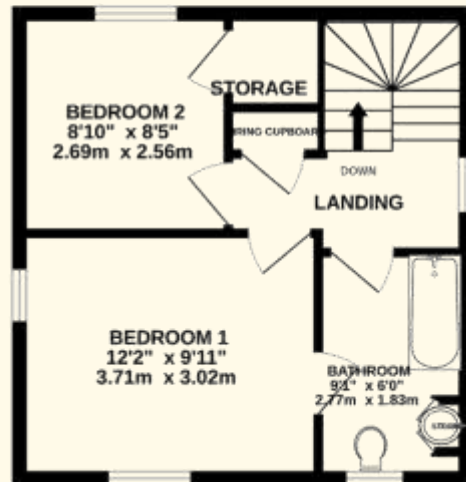
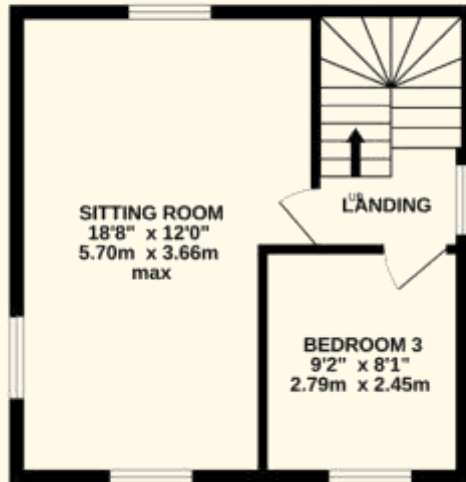
For up-to-date information please visit <https://checker.ofcom.org.uk>

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-landtax/#!/intro>

1ST FLOOR
335 sq.ft. (31.1 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.