



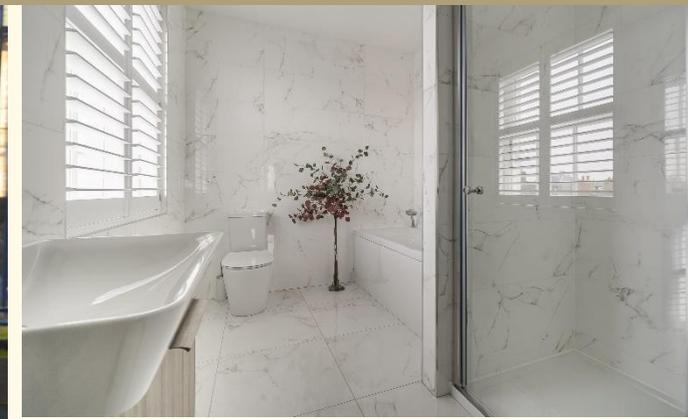
Coad Lane, Poundbury
£825,000





This substantial, semi-detached family home is situated within the popular development of Poundbury, enjoying a prime position overlooking a picturesque green space. The property has been enhanced with numerous refinements by CG. FRY, elevating its high-quality finish. Beautifully presented accommodation comprises of ground floor with extra high ceilings, extensive coving and alarm system, two reception rooms, Kitchen/dining room with separate utility room, four double bedrooms with en-suite facility and walk-in wardrobe to the main bedroom, sewing/study, family bathroom and two WCs, one serving the ground floor and one to the first floor. Externally, there is an enclosed rear garden which has been attractively landscaped by the current owner, a garage, carport and parking space. EPC rating B.

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.



A wooden door takes you through to a well-proportioned and inviting entrance porch with fitted storage cupboard, perfect for housing outdoor wear. This bright and airy space seamlessly leads into the main hallway with access offered to the majority of accommodation including the WC. Under floor heating runs throughout the ground floor.

The kitchen and dining area have been beautifully designed with a range of sleek blue wall and base-level units, complemented by exquisite quartz work surfaces and a tiled splashback. Integrated appliances include a Neff double oven and microwave with a self-cleaning function, a Liebherr wine cooler, a full-height Liebherr fridge, a Miele dishwasher and a Miele induction hob with an extractor hood above. The space is further enhanced by tiled flooring, chrome-edged tiling, and plinth lighting, while a central island provides additional storage and workspace. A separate utility room offers a further sink and drainer, additional storage, space for appliances, fitted full height Liebherr freezer and direct access to the garden.

The ground-floor reception room is a versatile space, filled with natural light thanks to its dual-aspect windows.

A staircase leads to the first floor, where the spacious living room, a dedicated sewing room or study, the primary bedroom, and WC are located.

The living room extends almost the full width of the property and features a front aspect window and elegant central fireplace with electric fire.

Bedroom one is accompanied by a modern and stylish en-suite with shower cubicle, WC and wash hand basin. The bedroom additionally benefits from a walk-in wardrobe with a selection of fitted floor to ceiling storage options.

To the second floor, are three further double bedrooms which are well-appointed with fitted wardrobes.

The luxurious family bathroom is fully tiled and furnished with a high-quality suite, including a panel-enclosed bath with shower attachment, separate shower cubicle, WC, and wash hand basin.

Outside:

The garden has been favourably designed, featuring a variety of young trees, plants and several artificial grass areas for easy maintenance. A patio area, complete with outdoor electrics, provides the perfect space for relaxation or entertaining, while steps lead down to the main section of the garden. Practical elements include a garden shed, two water butts, and multiple access points, including a rear gate, a side gate, and a pedestrian door to the garage. The outdoor space is complete by external lighting and power points, ensuring functionality and convenience. The garage itself benefits from an electric up-and-over door, alongside a convenient carport and additional parking space.



Agents Notes:

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

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

We understand the property is currently being registered at the Land Registry. Completion of this process due March 2025. Such delays are common with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

Please note the property is situated within an area of outstanding natural beauty.

Flood Risk:

Surface Water - Very low Risk

Rivers and the Sea - Very low Risk

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

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.

Coade Lane, Poundbury, Dorchester, DT1

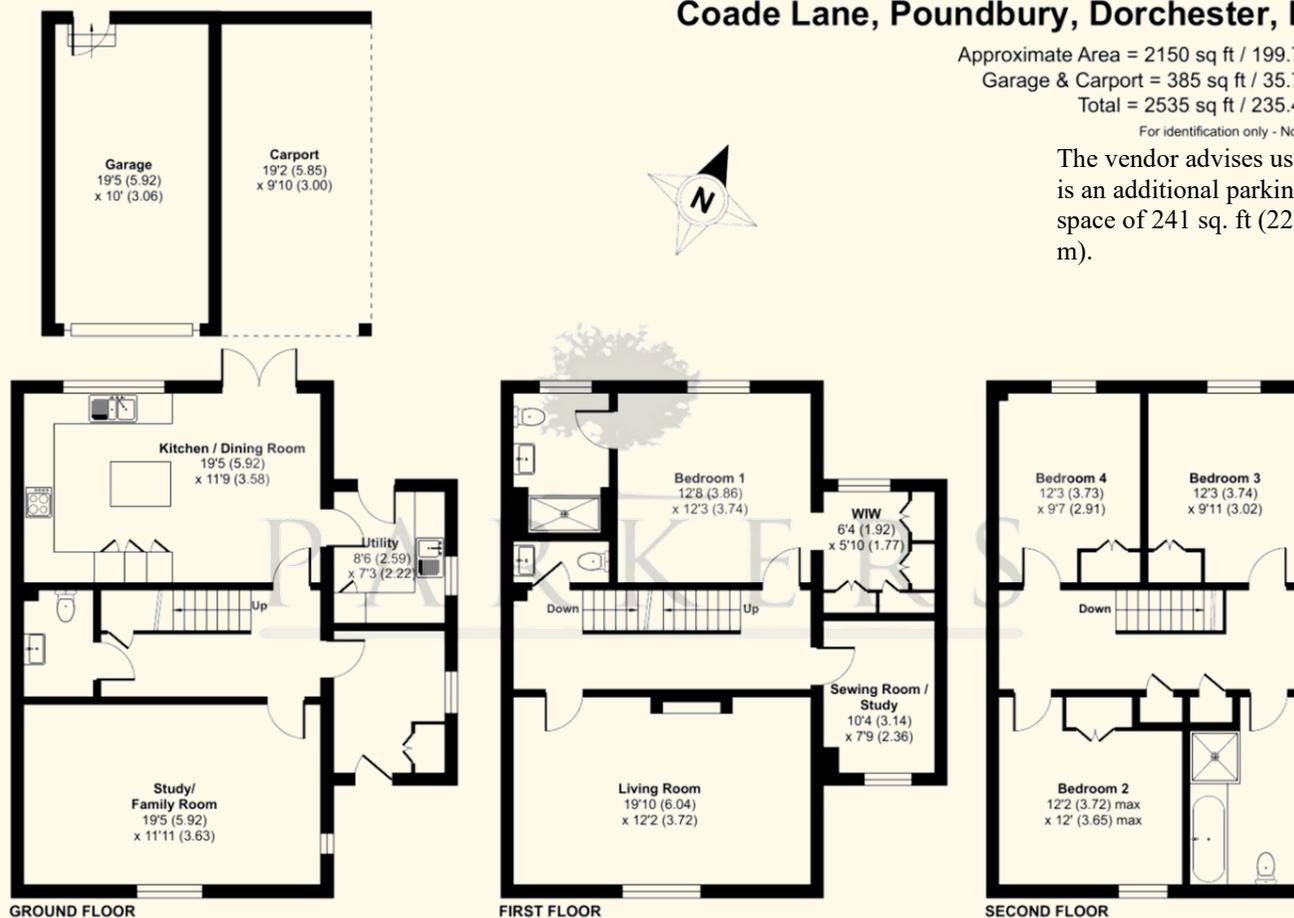
Approximate Area = 2150 sq ft / 199.7 sq m

Garage & Carport = 385 sq ft / 35.7 sq m

Total = 2535 sq ft / 235.4 sq m

For identification only - Not to scale

The vendor advises us there is an additional parking space of 241 sq. ft (22.4 sq m).



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2025. Produced for Parkers Estate Agents. REF: 1244598