



Hayward Mews  
Poundbury



This impressive two bedroom detached property provides a great opportunity to acquire a unique family home favourably situated within the sought after development of Poundbury. The property is immaculately presented throughout, enjoying light and spacious accommodation comprising a generous sitting room, a modern well appointed kitchen, two good size double bedrooms, a tastefully fitted family bathroom and a separate cloakroom. In addition, the property benefits from an enclosed garden, a summer house, secure parking and an additional parking space.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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 and garden centre. A Monart luxury spa is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



Entrance is gained via a hallway that houses stairs that rise to the first floor and offers access to both principal rooms and the cloakroom.

The light and airy sitting room is tastefully finished in neutral décor. The room enjoys generous dimensions and receives plentiful natural light gained via a dual aspect, with double glazed windows, with fitted shutters and blinds, to both the front and rear.

The open plan kitchen/diner is well appointed, fitted with a selection of integral appliances and a comprehensive range of modern wall and base level units that provide ample storage options with work surface over. A rear aspect double glazed window with fitted shutters and blinds provide the room with natural light. There is a part glazed door that provides access to the garden.



Stairs rise to a landing that houses a useful storage cupboard and provides access to all first floor accommodation.

The property offers two good size double bedrooms. The principal bedroom benefits from a dual aspect whilst the second bedroom enjoys a triple aspect and offers a fitted wardrobe. Also situated on the first floor is the family bathroom, tastefully fitted with a suite comprising a low level wc and a vanity wash hand basin set within an enclosed unit and a panel enclosed bath with shower attachment over. The room is finished with part tiled walls and offers a heated towel rail.

Externally there is an attractive enclosed garden that is laid predominately to lawn, offering an area of patio abutting the property and a summer house with storage to the rear.



**Room Dimensions:**

Sitting Room	5.13m x 3.23m (16'10" x 10'07")
Kitchen/Diner	3.99m x 3.89m (13'01" x 12'09")
Bedroom One	5.13m x 2.57m (16'10" x 8'05")
Bedroom Two	5.13m x 2.54m (16'10" x 8'04")

**Agents Notes:**

There is an annual Manco charge with charges varying between £156 and £225 dependent upon location.

**Services:**

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

**Local Authorities:**

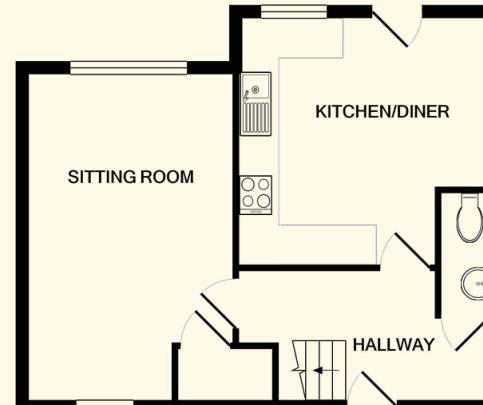
Dorset Council,  
South Walks House,  
South Walks Road,  
Dorchester, Dorset,  
DT1 1UZ,  
Tel: 01305 211970

We are advised that the council tax band is C

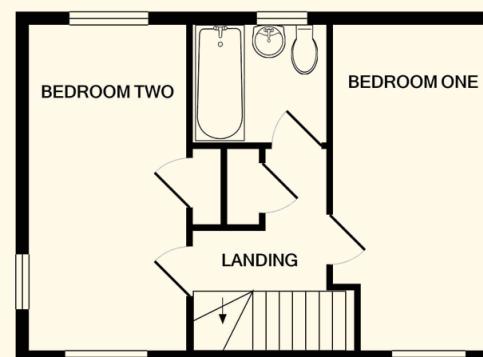
**Viewings:**

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860

**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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

HAYWARD MEWS

TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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