



Victor Jackson Avenue  
Poundbury  
£800,000 Price Guide





This impressive, family home offers an exceptional standard of living in the sought-after area of Poundbury. This double fronted home boasts a wealth of beautifully presented, light and spacious, accommodation, spread over three floors. The home boasts two generous reception rooms, kitchen/diner, a practical utility room, a study/home office, conservatory, four bedroom, and two en-suite facilities to two bedrooms in addition to the family bathroom. Enhancing its appeal is a delightful walled garden, and a double garage. EPC rating D.

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, and garden centre. 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.

Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



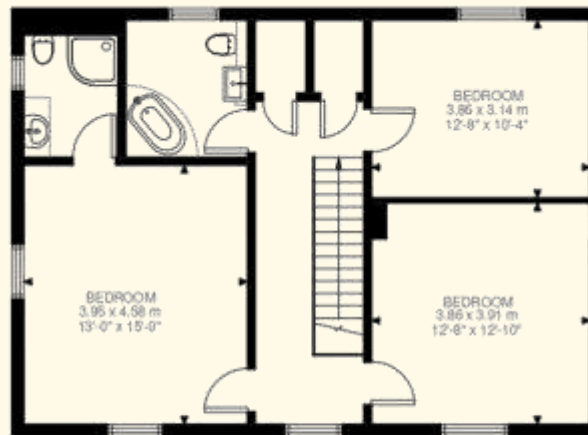
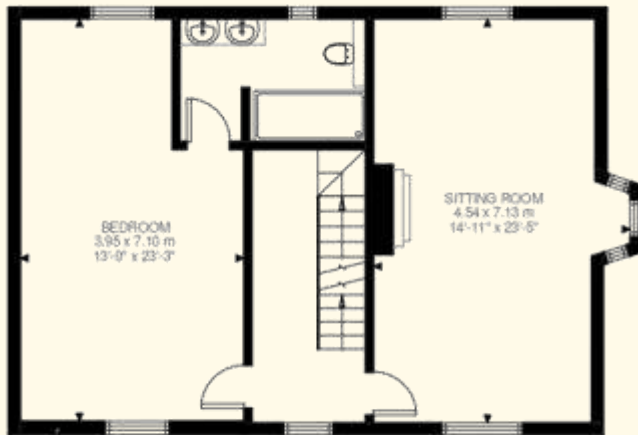
The tone of this imposing home is set from the outset by the stone portico of Doric columns, portico entrance door, oriel fan and side panel glazing. A wooden door opens onto a stylish and modern entrance hall leading to a versatile study and a formal dining room. The dining area flows seamlessly into a bright conservatory, which features tiled flooring and French doors that open directly onto the secluded garden. The heart of the home is the well-appointed kitchen/breakfast room, centred around a functional island and equipped with a full suite of integrated appliances, including a double oven, dishwasher, and fridge-freezer. A door provides internal entry to the double garage adding further convenience. An adjacent utility room provides practical laundry space and garden access.

The first floor hosts a magnificent triple-aspect sitting room, centred on a feature fireplace and a large bay window. This level also contains the primary bedroom suite, a generous, light-filled space complete with a modern en-suite featuring a twin vanity unit.

The second floor offers three additional well-proportioned bedrooms. One guest room enjoys its own private en-suite, while the others are served by a family bathroom featuring a corner bath. All bathrooms throughout the home have been upgraded to a high contemporary standard by the current owner.

The exterior is defined by a mature and private garden with secure side pedestrian access and a rear door to the garage. The garden has been landscaped to offer a paved sun terrace, perfect for al fresco dining. Lawn and gravel areas with gravel and richly stocked herbaceous borders and shrubbery.





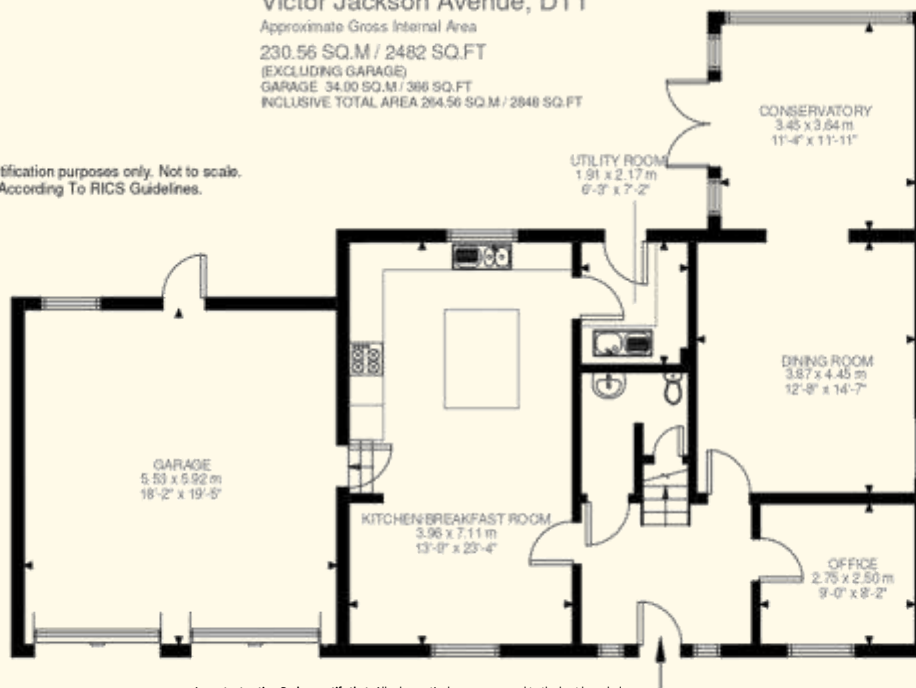
First Floor  
787 ft<sup>2</sup>

Second Floor  
776 ft<sup>2</sup>

**Victor Jackson Avenue, DT1**

Approximate Gross Internal Area  
 230.56 SQ.M / 2482 SQ.FT  
 (EXCLUDING GARAGE)  
 GARAGE 34.00 SQ.M / 366 SQ.FT  
 INCLUSIVE TOTAL AREA 264.56 SQ.M / 2848 SQ.FT

Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.



Ground Floor  
919 ft<sup>2</sup>

**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.

**Services:**

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

**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 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)

**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating.  
<https://check-long-termfloodrisk.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-land-tax/#!/intro>