



Coade Lane
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS





This sizeable semi-detached, family home is located in the sought-after development of Poundbury and built by CG Frys. Enjoys an enviable position overlooking a charming green space and set within an Area of Outstanding Natural Beauty. The property boasts a high-quality finish throughout with accommodation including a stylish kitchen/dining room and utility room, two reception rooms, four double bedrooms with ensuite facilities to the principal bedroom, study, family bathroom and two WCs. Outside, the property offers a good-sized, low-maintenance, enclosed garden, along with a single garage and carport. EPC rating B.

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.



A wooden door takes you through to a spacious and welcoming entrance porch with Karndean decorative flooring continuing into the property's hallway, which in turn offers an understairs storage cupboard and access to the two principal ground floor rooms and WC.

The ground floor reception room extends almost the full length of the property and is flooded with natural light via a dual aspect.

The kitchen/dining room has been tastefully designed with a comprehensive range of wall and base-level units, finished with granite work surfaces and upstands and tiled splash back. There is a 1 ½ bowl sink and drainer with mixer tap and integral appliances include a triple Neff double oven, fridge-freezer, four-ring Miele induction hob with extractor hood above, dishwasher and wine fridge. Dining space is allocated and French doors open directly onto the rear garden. A utility room provides further storage options, space for appliances and a sink and drainer.

A set of stairs rise to the first floor where the second reception room, principal bedroom, study and further WC are situated. The reception room features a warm and cozy aspect with central fireplace, housing an electric fire and with stone surround and mantle. A front aspect window allows views of the green to be enjoyed. The principal bedroom is accompanied by a designated dressing area with fitted wardrobes and en-suite shower room. The study boasts versatility, making it ideal for a variety of uses.

Located on the second floor of the property, are the remaining bedrooms and family bathroom. All three remaining bedrooms are double in size and benefit from either a front or rear aspect window, allowing plentiful natural light to enter. The family bathroom has been furnished with a stunning four-piece suite comprising a shower cubicle, panel enclosed bath, WC and wash hand basin. The room is complete with both tiled walls and flooring.



Outside:

Externally, there is a two-tiered garden, with a raised patio area creating the perfect spot for alfresco dining. The area is finished with outdoor electrics. The remaining space within the garden is laid to lawn. There are two external access points to the garden, a front gate and a side gate. The garage itself benefits from an electric up-and-over door and the home additionally offers a carport.



Agents Notes:

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

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:

At the time of the listing standard, superfast and ultrafast broadband are available.

Mobile service indoor is listed as likely or limited depending on the provider and outdoor is likely.

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

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

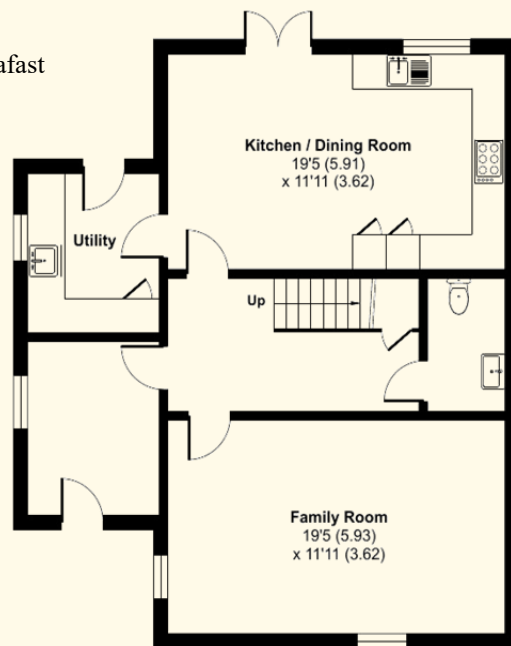
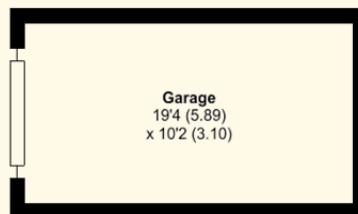
Council tax band F.

Stamp Duty:

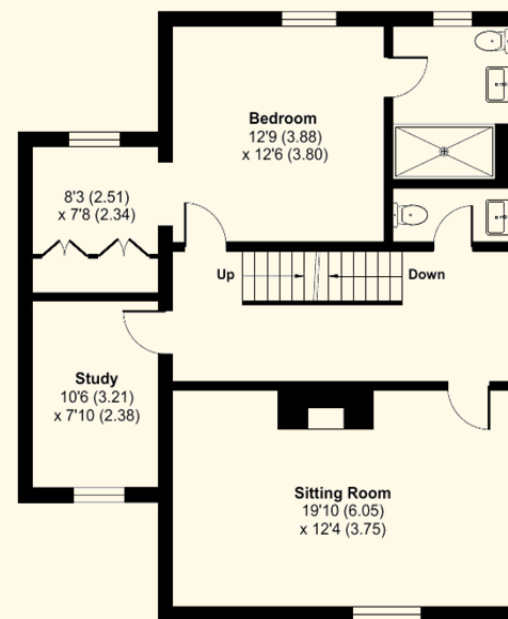
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

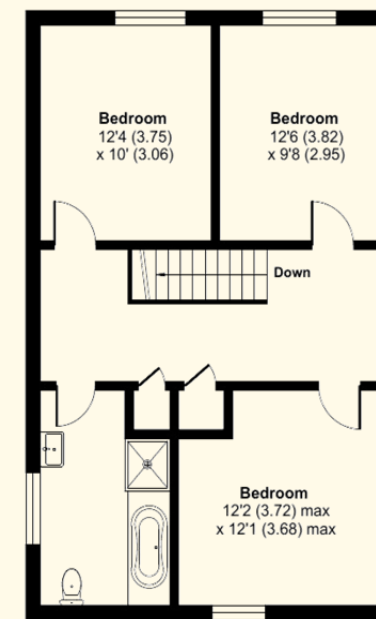
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Coade Lane, Poundbury, Dorchester

Approximate Area = 2263 sq ft / 210.2 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 2460 sq ft / 228.5 sq m

For identification only - Not to scale

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.