



Pavilion Green West
Poundbury
£850,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS





This beautifully presented, semi-detached family home is finished to a high standard throughout and enjoys a prime position overlooking a lovely green space, offering both an attractive outlook and a strong sense of privacy to the rear, with no houses directly behind. The home is ideally located in the heart of the sought-after Poundbury development and nestled within an Area of Outstanding Natural Beauty, with accommodation including two reception rooms, a kitchen/diner, utility room, four bedrooms—two of which benefit from en-suite facilities—a family bathroom and a ground floor WC. Externally, the property boasts a westerly facing rear garden that is fully enclosed, gated parking and a single garage. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III'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 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, nearby garden centre and the highly regarded Damers First School. 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.



A small set of steps lead to the entrance of the property and a single door opens into the hallway. Karndean wood-effect flooring flows throughout and access is granted to the majority of ground floor rooms, including the WC.

The kitchen has been tastefully fitted with a range of neutral wall and base level units with quartz worksurfaces over and upstands. Integral appliances comprise an eye-level double oven and grill, five-ring induction hob, fridge-freezer and dishwasher. A central island creates breakfast bar seating and there is space for a dining table and chairs if desired. French doors open outwards onto the garden. A utility room provides further storage, space for appliances, an additional sink and drainer and another access point to the garden. A large separate dining room, offering space for both living and dining furniture and receiving plentiful natural light via two front aspect windows completes the ground floor.

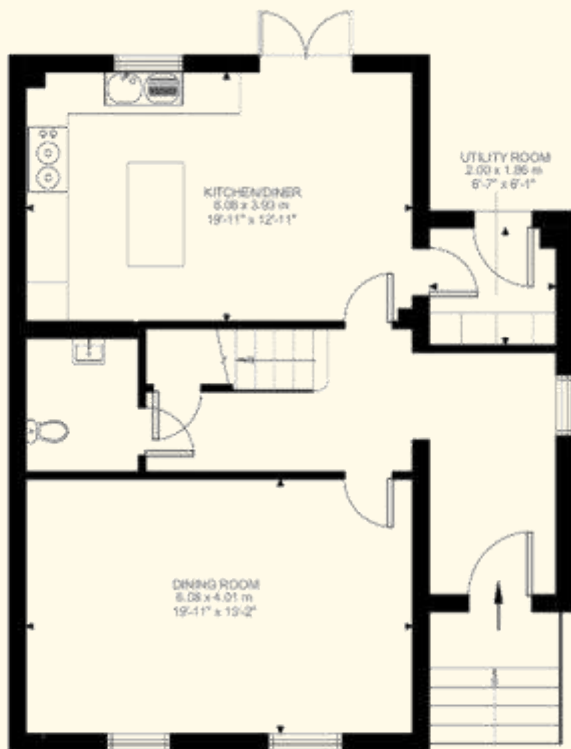
On the first floor, is the living room, study and principal bedroom. The living room is spacious in size and enjoys an elevated and uninterrupted outlook over the green space to the front of the property. The study is a flexible and versatile space, ideal for home working and the principal bedroom is accompanied by two double fitted wardrobes and a stylish en-suite shower room.

The top floor houses the remaining three bedrooms, all of which are double in size – whilst bedroom two additionally benefits from an en-suite. Serving the other two bedrooms, is the family bathroom, furnished with a modern suite comprising a panel enclosed bath, shower cubicle, WC and wash hand basin with vanity storage below. The room is finished with tiled flooring and part-tiled walls.

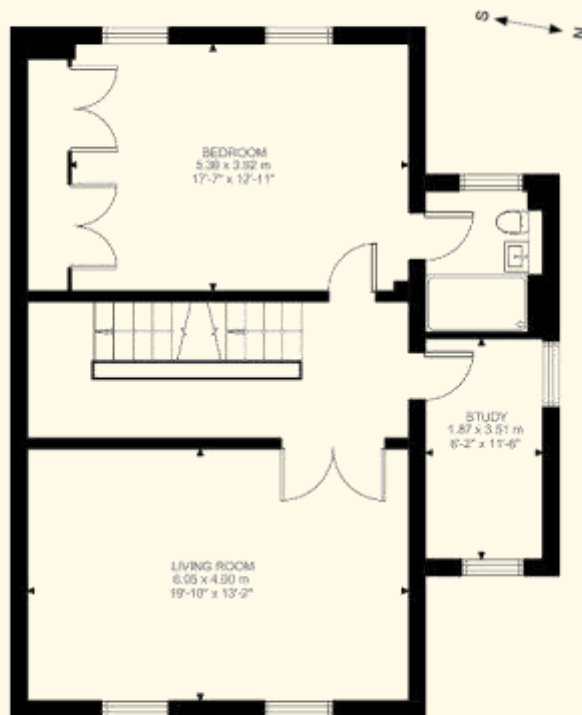
Outside:

The west-facing rear garden, designed by Sarah Talbot Garden Designs, is a true highlight of the property. Thoughtfully landscaped to create a peaceful and inviting outdoor space, it features seating areas, patio and shingle, bordered by mature plants and shrubs. The gated parking leads to a single garage, equipped with power, lighting, and an up-and-over door. The front of the property overlooks the attractive Pavilion Green.





Ground Floor
826 ft²



First Floor
821 ft²
Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Second Floor
686 ft²

Pavilion Green East, DT1
Approximate Gross Internal Area
216.82 SQ.M / 2334 SQ.FT

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.

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

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

The council tax band is F.

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-land-tax-#!/intro>