



Woodville Court  
Poundbury





Set within an area of outstanding natural beauty, this two-bedroom, second floor unique penthouse apartment, is arranged over three floors and perfectly positioned in the heart of Poundbury. The property offers versatile and spacious accommodation and enjoys a fantastic sun room boasting 360° views of Poundbury and nearby countryside. Further accommodation includes a reception room, kitchen, bedroom/study, bathroom and principle bedroom with en-suite facilities. The property benefits from an exclusive right to use two parking spaces.

Poundbury is an urban development of the County Town of Dorchester and 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, 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.

Nearby, Dorchester, the historic county town of Dorset, 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 restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, 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 events throughout the year.





Entrance to the property is gained via a communal door opening onto communal hall with stairs and lift to all floors. The private front door entrance opens onto the spacious and light hallway with attractive herringbone style wood flooring, storage cupboard and stairs to the second floor. The property boasts a separate reception room, generous in size and offering a dual aspect via feature circular windows. The kitchen is fitted with a comprehensive range of wall and base units with granite worksurface over. Integrated appliances include washer/dryer fridge/freezer, dishwasher, double oven and gas hob with extractor over. A unique shaped and generous size window offers natural light and there is plentiful space for dining furniture.

Further rooms located on this floor are a good size study/bedroom with built in storage and fully tiled bathroom with white suite comprising panel enclosed, WC and wash hand basin.

Stairs lead to a further floor with landing space offering further storage solutions, a characterful and attractive spiral staircase to the fantastic sun room, and access to the principle bedroom. The bedroom is generous in size and boasts a dual aspect and extensive built-in storage solutions. A door leads to fully tiled en-suite facilities furnished with a double shower, WC and wash hand basin inset to a vanity casing with storage and display shelving to the side.

The unique and truly wonderful sun room, accessed via the spiral staircase, boasts 360° views of Poundbury and the surrounding countryside. The room offers both versatility and charm to apartment. Situated in the courtyard is an exclusive right to use two parking spaces.

### 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#>

### Agents Notes:

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

Lease Length – 250 years (less 10 days) from the 22<sup>nd</sup> April 2008

There is an annual ground rent of £125.00.

The annual service charge paid in 2024 was £4688.00.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

EPC rating C

### Broadband and Mobile Service:

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

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

### Services:

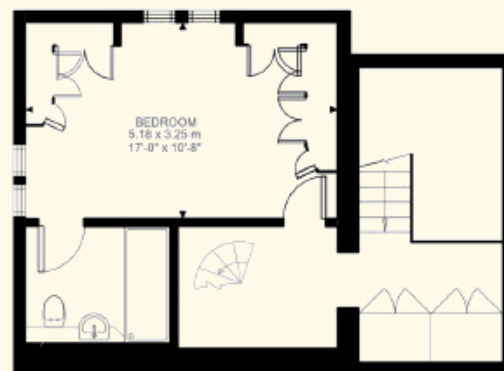
Mains electricity and water are connected.

Gas fired central heating.

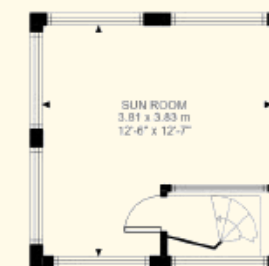
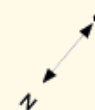
### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

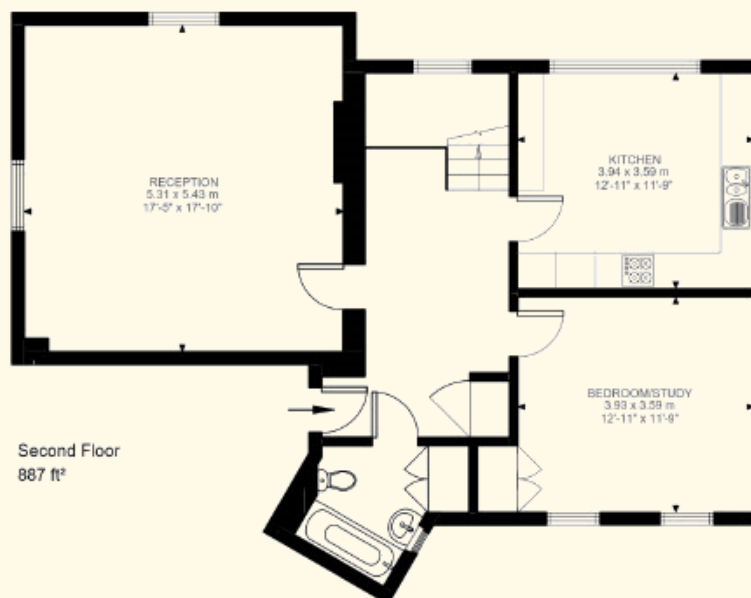
The council tax band is C.



Third Floor  
448 ft²



Fourth Floor  
171 ft²



Second Floor  
887 ft²

**Woodville Court, DT1**

Approximate Gross Internal Area  
139.95 SQ.M / 1506 SQ.FT

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

**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.