



Vittoria Street, Poundbury

Dorchester

Guide Price
£935,000

Set behind elegant wrought iron railings just moments from Pavilion Green, this beautifully balanced four-bedroom home offers light-filled living space, a private south-east facing walled garden and the quiet confidence of Georgian design done well.

Built by award-winning CG Fry & Sons, the house combines classical symmetry with practical modern living. High ceilings and timber sash windows flood the interior with natural light, while engineered oak flooring to the hallway and sitting room, along with bespoke hardwood shutters throughout, create a refined and cohesive feel.

From the moment you step into the entrance hall, there is a sense of space and proportion. The sitting room enjoys dual aspects, with French doors opening directly onto the terrace and garden beyond - a room equally suited to relaxed evenings by the limestone fireplace or summer gatherings with the doors thrown open.

The kitchen/dining room is very much the heart of the home. Generous in scale and thoughtfully arranged, it offers extensive cabinetry including a pull-out larder, alongside integrated appliances comprising a fridge/freezer, dishwasher, double oven, microwave, wine fridge and induction hob. There is ample space for a large dining table, creating a natural place for everyday living and entertaining.

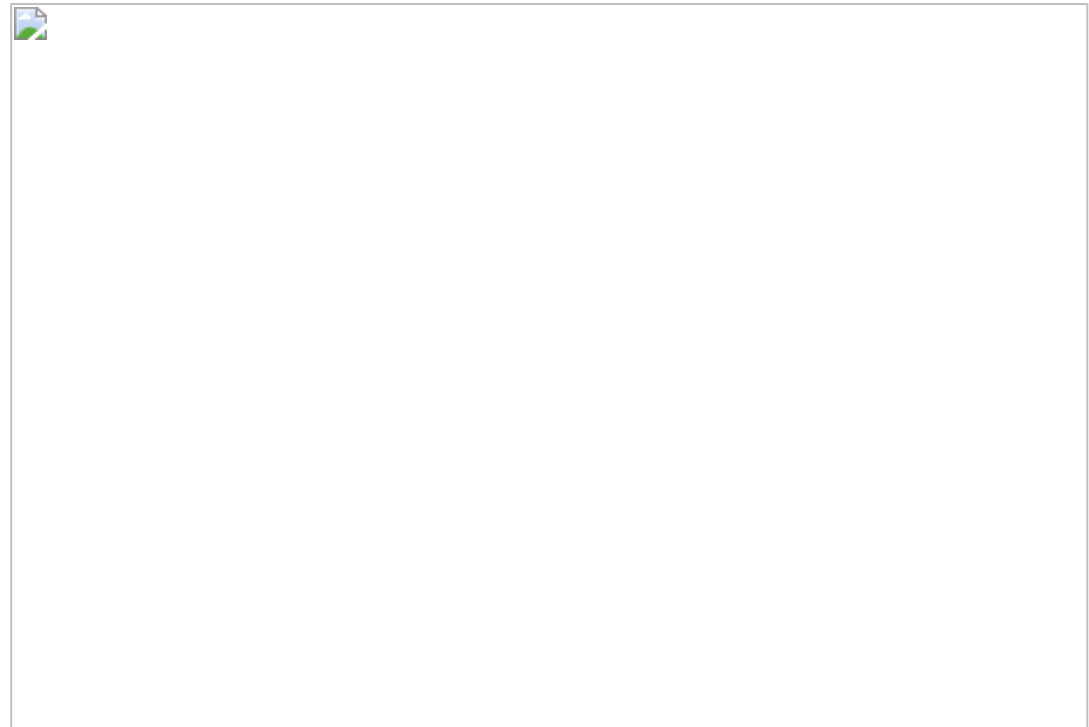
A well-equipped utility room sits just off the kitchen with sink, storage, space for washing machine and tumble dryer, together with a large heated airing cupboard. The ground floor also benefits from a cloakroom and excellent under-stairs storage. An alarm system provides additional peace of mind.

Upstairs, a galleried landing filled with natural light overlooks the hallway below, enhancing the sense of openness. There are four generous double bedrooms, all well-proportioned and versatile, with oak flooring throughout, continuing seamlessly from the hall and lounge to create a cohesive and high-quality finish. The principal bedroom benefits from its own ensuite shower room, while the family bathroom serves the remaining bedrooms and features both bath and separate shower. Both bathrooms are finished with large marble-effect porcelain tiles, creating a bright and contemporary feel.

The house is set back behind double wrought iron gates, with planted borders framing Portland stone steps leading to the front door, creating an elegant and welcoming first impression.

To the rear, the south-east facing garden is completely walled, affording a high degree of privacy and providing a secure environment for children and pets. Landscaped for ease of maintenance, it features a broad paved terrace running along the rear of the house - ideal for outdoor dining - leading onto a level lawn divided by a paved pathway.

A wooden gate provides access to a substantial outbuilding incorporating a double garage with electric up-and-over doors and an adjoining double carport. The carport itself is a real feature, designed with a striking vaulted wooden ceiling that adds an unexpected architectural touch - practical yet beautifully considered - and includes an electric vehicle charging point.





This beautiful home occupies an attractive position near the western edge of Poundbury, just a short walk from Pavilion Green and within easy reach of Queen Mother Square.

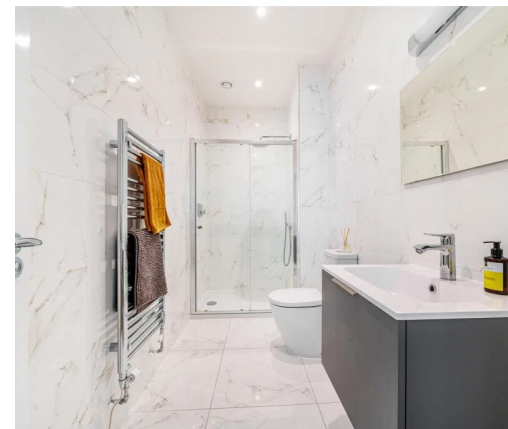
Poundbury is more than just a place to live - it's a thriving, well-connected community. Designed with convenience in mind, a wide range of everyday amenities are within easy walking distance, including Waitrose, the popular Brace of Butchers, a post office, wine shop, garden centre and The Duchess of Cornwall Inn. There are also doctors' surgeries, a vet, opticians, hairdressers, independent boutiques and a variety of cafés and eateries, making day-to-day living effortless.

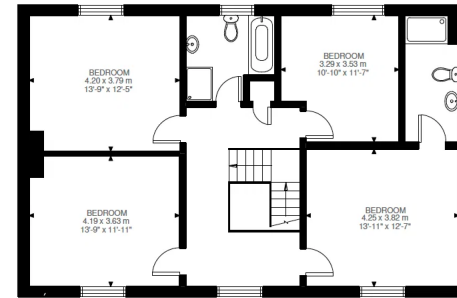
The area is known for its strong sense of community, with regular events such as markets, fayres and the Dorset Food & Arts Festival, along with a monthly magazine delivered to residents. Everything feels within reach, creating a lifestyle that is both convenient and sociable.

Dorchester town centre lies approximately 1.5 miles away, offering further shopping, leisure facilities and mainline rail links to London Waterloo and the South West. The stunning Jurassic Coast is also just a short drive away.

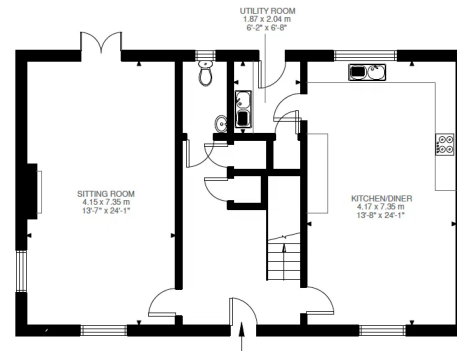
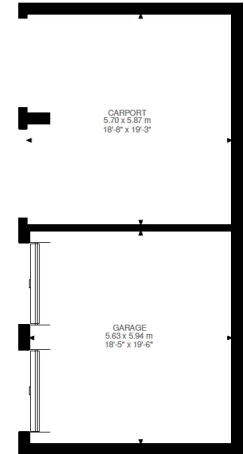
EPC B

The agent has been informed there is a Manco charge of around £200 per year





First Floor
980 ft²



Ground Floor
953 ft²

Vittoria Street, DT1
 Approximate Gross Internal Area
 179.59 SQ.M / 1933 SQ.FT
 (EXCLUDING GARAGE & CARPORT)
 GARAGE & CARPORT: 67.00 SQ.M / 721 SQ.FT
 INCLUSIVE TOTAL AREA 246.59 SQ.M / 2654 SQ.FT

KEY: CH = Ceiling Height
 [Restricted Head Height]

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

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