



## 63 Woodlands Crescent, Poundbury, Dorset

A Palladian style townhouse of mellow brick and stucco elevations enjoying a leafy position within this much sought after crescent close to the prestigious Queen Mother Square.

Guide Price  
**£600,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## 63 Woodlands Crescent Poundbury Dorset, DT1 3RQ

- Elegant town house situated in the heart of Poundbury
  - A leafy location in much sought after crescent
    - Four bedrooms & two bathrooms
    - First floor dual aspect sitting room
      - Kitchen/dining room
      - Attractive enclosed garden
  - Double garage with an EV charger fitted
    - Close to Queen Mother Square

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





### The Property

An elegant end terrace townhouse situated in the heart of Poundbury enjoying a leafy position within this much sought after crescent close to the prestigious Queen Mother Square.

The property provides well-presented accommodation, which is spread over three storeys with an abundance of natural light from the large windows.

On the ground floor there is a welcoming entrance hall with a cloakroom and two storage cupboards. A dining room with a large front aspect window to the front, opens to the kitchen that is fitted with a range of wall and floor mounted units with worktop surfaces. Integrated appliances include; eye level double oven and grill, an induction hob with cooker hood, built in microwave and dishwasher. There is a useful larder cupboard and a utility room with a free-standing washing machine and integrated freezer. A timber door from the utility room gives access to the garden.

On the first floor there is a spacious dual aspect sitting room with a stone fireplace and coal effect gas fire. Across the landing is the family bathroom and a bedroom that can

be used as a study.

On the 2nd floor there are three bedrooms: the principal bedroom with fitted wardrobes and a modern en suite shower room, which is accessed from the bedroom as well as the landing. There is also a further double bedroom and a single room. There is an airing cupboard on the landing along with access to a loft space, insulated and boarded from a bedroom.

### Outside

At the rear, a charming, enclosed garden with patio abutting the property and a lawned area with a shrub and flower borders. There is a pedestrian side access with a door leading onto a side path. Timber door from the garden leading to a double garage with a powered up and over door, power and lighting. The garage is fitted with a universal PodPoint 7kW Electric Vehicle charger.

### Situation

The property is located on Woodlands Crescent close to Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher,

Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library. The property is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with some

sandy beaches and water sports along the coast of Weymouth/Portland.

**Services**

Mains gas, electric, water and drainage. Gas central heating system.

Broadband: Upgraded by BT to fibre direct to Modem achieving Ultrafast speeds. SkyQ available.

Mobile Phone: Network coverage is reported to be excellent indoors and out (Information from <https://www.ofcom.org.uk>).

**Local Authority**

Dorset Council Tel: 01305 215010

**Council Tax Band E**

**Directions**

From our Poundbury office turn left onto Queen Mother Square following the 1st right into Woodlands Crescent, the property will be found a short way down on the right hand side.

What3words: expiring.ramps.madder



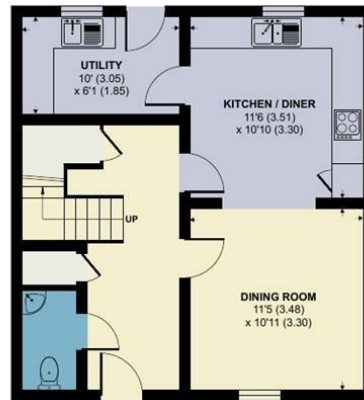
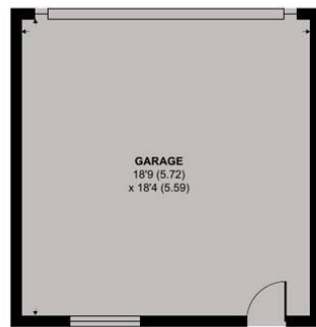
# Woodlands Crescent, Poundbury, Dorchester

Approximate Area = 1539 sq ft / 143 sq m

Garage = 345 sq ft / 32 sq m

Total = 1884 sq ft / 175 sq m

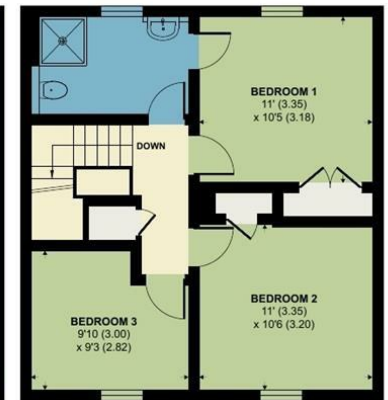
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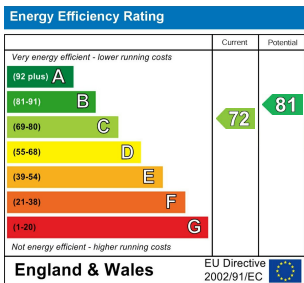
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1095893



Poundbury/DW/03.04.24



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