



12 Pavilion Green West, Poundbury, Dorset

Guide Price  
**£925,000**  
Freehold



A delightful regency townhouse with an enviable position on the green.

**12 Pavilion Green West  
Poundbury  
Dorset  
DT1 3HS**

- Imposing and stunning residence
- Four double bedrooms & office
  - Views over Pavilion Green
  - Kitchen/breakfast room
  - Two reception rooms
- Enclosed landscaped garden
  - Garage & driveway

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





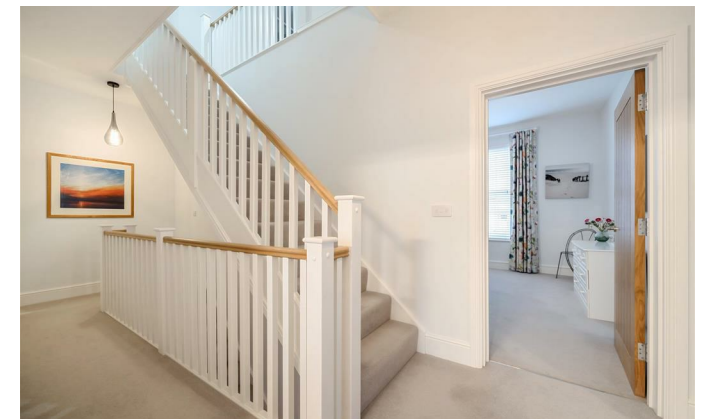
### The Property

Completed in 2022 and situated in one of the most desirable locations in Poundbury, this stylish town house offers elegant well-proportioned accommodation throughout with high ceilings and sash windows affording a good degree of light.

Set over three floors, the ground floor comprises a welcoming entrance hall with Karndean flooring, a cloakroom and understairs storage cupboard. The dining room with its dual windows overlooking Pavilion Green provides a lovely space for formal entertaining or as a second sitting room. The impressive kitchen/breakfast room is well equipped with a range of Chilcomb cupboards, floor-mounted units, centre island and integrated AEG appliances including eye-level double electric oven, electric induction hob, extractor fan, fridge freezer and dishwasher. Double doors lead to the enclosed garden. There is a utility room with plumbing and space for a washing machine and tumble dryer along with rear access to the garden.

On the first floor, the spacious landing with stairs leading to the second floor. The sitting room with two large windows to the front which offers views over the Pavilion green. The well-appointed principal bedroom with two large windows to the rear aspect, fitted wardrobes and an ensuite shower room. There is also a dual-aspect study/office on this floor.

On the second floor, there are three further double bedrooms, one with an en-suite bathroom room and fitted wardrobes and bedroom 4 with fitted wardrobes. There is a well-equipped family bathroom, access to loft space and an airing cupboard. Views can also be enjoyed over Pavilion Green and beyond from the second floor.



## Outside

Externally to the front of the property a small garden area with a variety of shrubs with wrought iron fencing. Timber double gates opening onto a driveway leading to a garage with up and over doors, power, lighting, and EV charging point.

The attractive landscaped rear garden designed for ease of maintenance, enjoys a water feature, a stylish Pergola and a porcelain tiled patio area, a perfect opportunity to use for a little alfresco dining. There are a variety of tree and shrub borders. There is an outside power point and tap.

## Situation

Pavilion Green West is located in the heart of Poundbury close to the Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, The Monart Luxury Day Spa, butchers, gallery, coffee houses, restaurants and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets.

His Majesty has a special association with Poundbury. Built on Duchy of Cornwall land just outside Dorchester with The King's involvement,

it was designed according to the principles of architecture and urban planning laid out in his book 'A Vision of Britain'.

Poundbury is currently home to 4,600 people with a mix of private and affordable housing. It also provides employment for more than 2,500 people working in more than 250 shops, cafes, offices, and factories.

The property enjoys views over The Duke of Edinburgh Garden which forms part of Pavilion Green. The Duke of Edinburgh bronze bust is situated within the garden, one of the many fine green and public spaces which enhance the scheme. The King's vision of quality architecture set upon broad tree-lined avenues is beginning to mature and a sense of community has been established. The Duchy estate now passes to Their Royal Highnesses The Prince and Princess of Wales.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. It 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 also boasts mainline rail links to 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 with 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 electric, water and drainage. Gas fired central heating system. Alarm system.

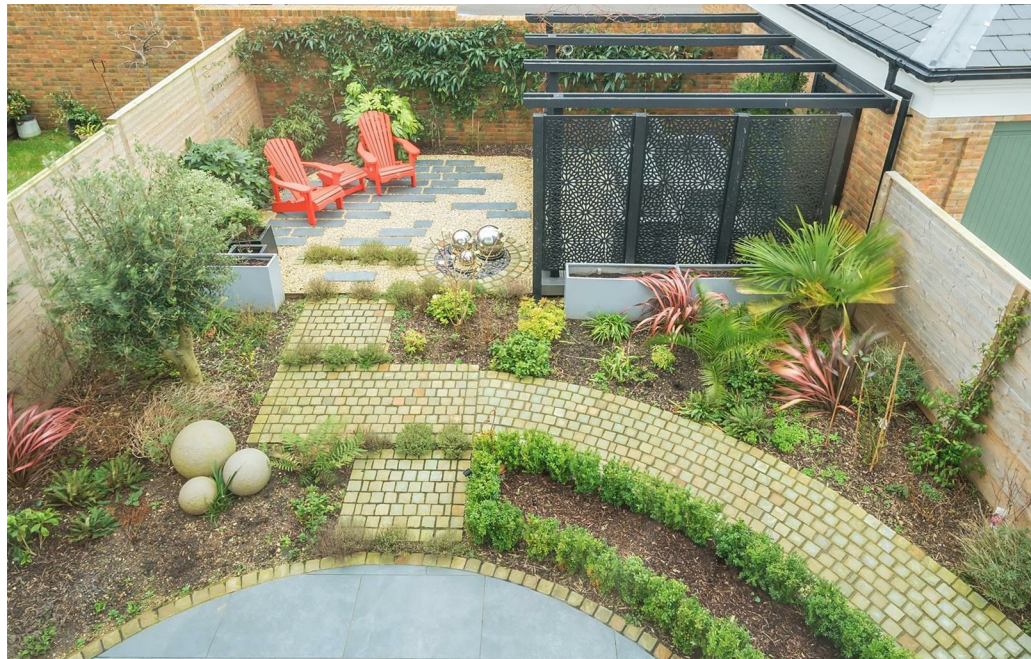
Local Authority  
Dorset Council - Tel: 01305 251010  
Council Tax Band: F  
EPC: B

Broadband: We are informed that there are Ultrafast speeds in the area.

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

Manco Charge 4: We are advised that there is a sum of £180.00 payable to the Poundbury Estate Company.





## Directions

From our offices on Poundbury turn right onto Ringhill Street, then right onto Great Cranford Street. Following the street around to the left with leads into Pavilion Green West, the property is located a short way down on the left opposite the green. What3words ///caveman.liberated.revised

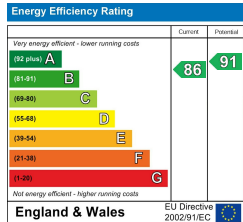
## Pavilion Green West, Poundbury, Dorchester

Approximate Area = 2296 sq ft / 213.3 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 2506 sq ft / 232.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1124679



Poundbury PGS 13.05.24



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