



# 15 Great Cranford Street, Poundbury, Dorchester, Dorset

An imposing 3 storey townhouse situated close to Queen Mother Square.

Guide Price  
**£525,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 15 Great Cranford Street, Poundbury, Dorchester, Dorset, DT1 3SQ

- Imposing town house
- Four/five bedrooms
- Two reception rooms
- Kitchen/dining room
  - Three bathrooms
- Enclosed rear garden
  - Garage & parking
- Close to Queen Mother Square

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





#### The Property

This family home is conveniently situated close to Queen Mother Square, arranged over three floors, and provides a well-proportioned interior. This townhouse offers living space over the ground and first floor with bedrooms and bathrooms to the first and upper floors.

To the ground floor is a welcoming hallway with a cloakroom, understairs storage cupboard, dining room with two front aspect windows. Fitted kitchen/dining room with a range of wall and floor units, integrated appliances including; a double oven, gas hob with extractor hood over, dishwasher, microwave and fridge/freezer. In addition there is a useful utility room with integrated washing machine and a door that provides access to the rear garden.

On the first-floor there is access to a sitting room with a fireplace and fitted gas fire. Included on this floor is the principal bedroom with fitted wardrobes and en-suite bathroom. There is also a study/5th bedroom with a small south-facing balcony.

A further three double bedrooms are found to the upper floor one with fitted wardrobes, together with a family bathroom and an additional shower room.

#### Outside

Externally there is an enclosed garden with a paved terraced area, a variety of flower and shrub borders with access to detached single garage and gated parking.

#### Situation

The property is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Monart 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.

Nearby to Great Cranford Street is 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. 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. There are 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 gas, electric, water and drainage. Gas fired central heating system.

Broadband: We are informed that there are Superfast speeds in the area.  
 Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>).

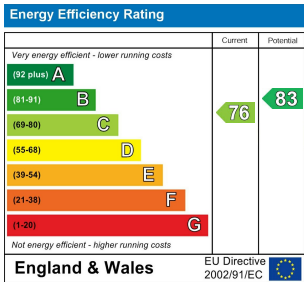
Local Authority  
 Dorset Council Tel: 01305 251010  
 Council Tax Band: E  
 EPC Band: C

Manco Charge 3 - We are advised there is a sum of circa £216.00 per annum payable to the Poundbury Estate.

Directions  
 From our offices at 7 Queen Mother Square, turn right onto Ringhill Street and then left onto Great Cranford Street and the house will be located on the left hand side.  
 What3words:///blocks.diplomats.crazy

# Great Cranford Street, Poundbury, Dorchester, DT1

Approximate Area = 1591 sq ft / 147.8 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Total = 1767 sq ft / 164.1 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). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1149055



Poundbury/PGS/01.07.24

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