



**21 Crown Terrace, Crown Street East, Poundbury, Dorset**

Offers In Excess Of  
**£800,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

An imposing regency style townhouse commanding an enviable triple aspect end of terrace position with beautifully appointed interiors. Further benefiting from a versatile studio space above a double garage.

**21 Crown Terrace,  
Crown Street East,  
Poundbury,  
Dorset, DT1 3EQ**

- An impressive townhouse
  - Four bedrooms
  - Three reception room
- Fully integrated kitchen/breakfast room
  - Enclosed landscaped garden
  - Double garage with studio above
  - Remaining NHBC build warranty
  - Beautifully appointed interiors

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





### The Property

This fine modern home offers well-proportioned and stylish accommodation arranged over three floors. Offering grandeur and elegance, this immaculately presented house is finished to a high standard with tall ceilings and an abundance of natural light from the large sash windows. The property is ideally situated close to The Great Field and Queen Mother Square within the highly sought after development of Poundbury.

The accommodation is extensive and versatile with beautifully appointed interiors. On the ground floor, a generous welcoming entrance hall with downstairs cloakroom, understairs storage cupboard, and a door opening into a delightful formal dining room with two front aspect windows.

The impressive open plan kitchen/dining room is extensively fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a range of 'Neff' integrated appliances comprising; fridge, freezer, dishwasher, together with built in double electric oven, 5 ring gas hob and extractor hood. French doors at the rear open onto the enclosed landscaped garden.

Adjoining the kitchen is the utility room with another sink, shelves, worktops, washing machine and tumble dryer.

On the first floor is an impressive sitting room with a dual aspect and a fireplace with gas fire. A superb master bedroom suite with dressing room and en-suite shower room with a double shower cubicle are located on the opposite side of the landing.

A further three good sized double bedrooms are found on the upper floor, one of which has the luxury of an en-suite shower room and fitted wardrobes. A spacious family bathroom serves these rooms.



### Outside

Externally to the front side of the property there is a small garden area with shrubs and wrought iron railings.

The beautiful enclosed rear garden is a mix paved and lawned areas and has been tastefully planted with many herbaceous shrubs and plants to provide a stunning array of seasonal colours. There is a pedestrian rear access and access to a double garage with two up and over doors, one of which is an electric door. Above the double garage is a spacious dual aspect room, currently used as a gym, ideal for use as a home office, games room or extra accommodation. Access is by an external staircase from the garden.

### Location

The property is located to the northeast of 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 and The Great Field.

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 fired central heating system.

Broadband- Ultrafast broadband is available  
Mobile phone coverage- Network coverage is good both indoors and out

(Information from <https://www.ofcom.org.uk>)

Local Authority  
Dorset Council Tel: 01305 251010  
Council Tax Band F

Manco  
We are advised that there is a sum of circa £190.00 pa payable to the Poundbury Estate.

Tenure  
Freehold





## Directions

From our Poundbury office turn left onto Queen Mother Square, then onto Peverell Avenue East. Take the left after Bowes-Lyon Court onto Hamlade Street and continue to the top of the street and turn right into Crown Street West. Follow Crown Street West, passing the 'bridal shop' and this will join in with Crown Street East. Crown Terrace will be located a short way up on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		84	90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Crown Street East, Poundbury, Dorchester

Approximate Area = 2821 sq ft / 262 sq m (includes double garage / gym / void areas)

For identification only - Not to scale



Poundbury PGS 06/02/24

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