



Symonds
& Sampson

Crown Yard

Winfrith Newburgh, Dorchester, Dorset

7 Crown Yard

Winfrith Newburgh, Dorchester
Dorset DT2 8NW

A 3 bedroom renovated modern house in Winfrith Newburgh, close to the coast of Lulworth Cove and Durdle Door, with garden, parking and a garage.



- Close to the iconic Durdle Door and Lulworth coast
 - Stunning views over neighbouring fields
 - Conservatory
 - Single garage with 2 parking spaces
 - Excellent decorative order throughout
 - Cul-de-sac location

Guide Price £340,000

Freehold

Dorchester Sales
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THE DWELLING

A modern terraced house of three, built of brick construction under a tiled roof, which has been refurbished with a new contemporary kitchen and bathroom, located on a quite cul-de-sac in the popular village of Winfrith Newburgh.

ACCOMMODATION

Stylish renovated interior with a light and neutral palette and a wealth of natural light giving a bright and airy feel throughout. Sitting room with plenty of space for sofas, open plan to the dining area. The contemporary kitchen has some fitted appliances and a view over the rear garden. A conservatory provides extra space for dining/seating and has plumbing and space for a washing machine and tumble dryer and there is a handy cloakroom with WC. On the first floor are 2 double bedrooms and 1 single bedroom and a luxury bathroom. Stunning views over the neighbouring fields from the rear.

OUTSIDE

An enclosed well kept private garden, part lawn and part patio with space for outdoor dining. At the end of the garden is a gate which provides access to the rear.

Single garage with parking in front. Additional off road parking space close to the property.

SITUATION

Crown Yard is situated centrally within the village of Winfrith Newburgh, a Purbeck village within close proximity to the stunning nearby coastline of West Lulworth and Durdle Door. The village itself has a range of amenities including an award winning independent village shop, a hairdresser, village hall, a first school, a pre-school and a parish church. There are two village inns nearby. Dorchester and Wool lie to the West and East of the village.

DIRECTIONS

What3words///graver.hamper.seabirds

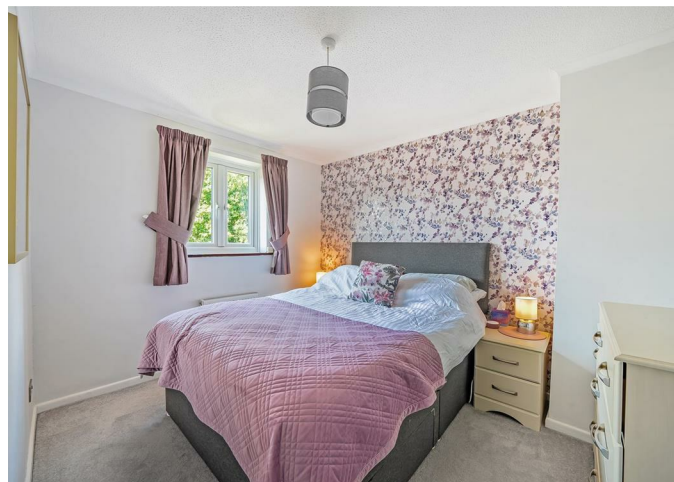
SERVICES

Mains electricity, water and drainage. Gas central heating.

Broadband - Superfast speed available

Mobile - You have limited mobile coverage indoors and likely to get coverage outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)



Crown Yard, Winfrith Newburgh, Dorchester

Approximate Area = 881 sq ft / 81.8 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 1011 sq ft / 93.8 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). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1165477



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Dorchester/KWI/13.08.24



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