



41

Crown Street West, Poundbury, Dorchester, Dorset

# 41

Crown Street West  
Poundbury  
Dorchester  
Dorset DT1 3FQ

A charming Georgian style mid terrace home, with an enclosed garden, garage and parking, situated close to Queen Mother Square and the Great Field.



- Spacious kitchen/dining room
- Principal bedroom en-suite
  - Family bathroom
- Enclosed rear garden
  - Garage & parking
- Close to a range of amenities

Guide Price **£450,000**

Freehold

Poundbury Sales  
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## INTRODUCTION

A three-bedroom stylish mid terrace house conveniently situated close to Queen Mother Square and a range of local amenities. Built in 2019 by well-reputed local builders CG Fry & Son, the accommodation is arranged over two floors and finished to a high standard.

## THE PROPERTY

On the ground floor, a welcoming entrance hall with a useful downstairs cloakroom leads into a sitting room with a front aspect window. An 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 integrated appliances comprising of a fridge freezer, dishwasher and washing machine, together with built-in double electric oven, 5 ring gas hob and extractor hood. A door from the kitchen leads to an enclosed rear garden.

To the first floor, there is a storage and airing cupboard with a hatch to a loft space. There are three bedrooms, the principal with an en-suite shower room and a contemporary fitted bathroom suite with an enclosed bath with a shower over.

## OUTSIDE

Externally to the front there is a small open garden area

with shrubs. To the rear is an enclosed garden which is mainly laid to lawn with a paved patio and shrub borders, with a paved pathway leading to a pedestrian rear access via a timber gate leading to an allocated parking space and single garage. The property has external lighting and tap.

## SITUATION

The property is situated close to the shops in Queen Mother Square: Waitrose, Monart luxury spa, a gallery, cafes and restaurants. In addition to the many boutiques and salons Poundbury also benefits from two GP surgeries, dental surgeries, and a veterinary practice.

## DIRECTIONS

What3words///goals.sometimes.wanted

## SERVICES

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

Broadband - Ultrafast speed available  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.  
(<https://www.ofcom.org.uk>)

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

## MATERIAL INFORMATION

The property includes the remainder of the NHBC 10-year warranty.

Manco 2

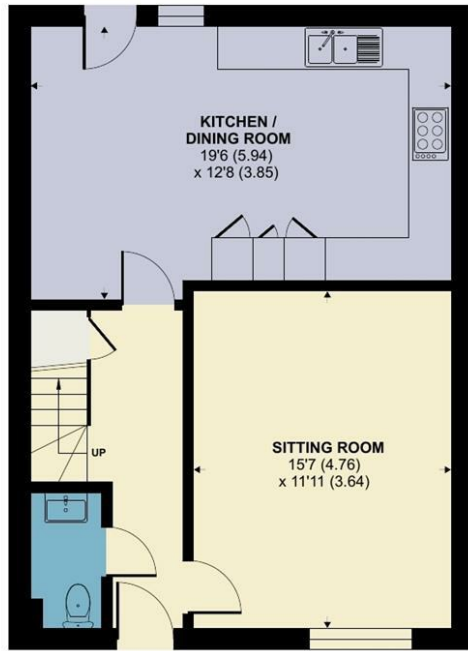
We are advised that there is a sum of circa £225 pa payable to the Poundbury Estate.



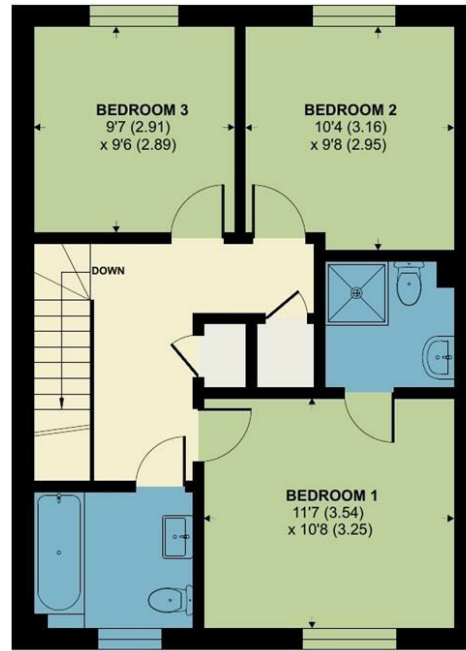
Energy Efficiency Rating	
Energy Efficiency Class	Current
Very energy efficient (green rating band)	94
A	84
B	
C	
D	
E	
F	
G	
Very energy inefficient (red rating band)	
England & Wales	
EU Directive 2002/91/EC	

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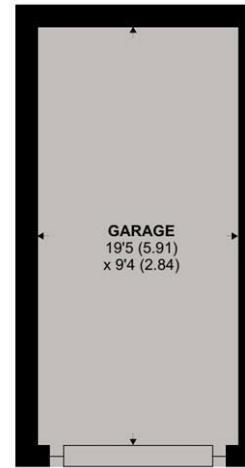
Approximate Area = 1086 sq ft / 100.8 sq m  
 Garage = 181 sq ft / 16.8 sq m  
 Total = 1267 sq ft / 117.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1431278



Poundbury/pgs/29.4.26



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