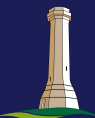


Strathmore House, Queen Mother Square
Poundbury Dorchester, DT1 3DX

Asking Price £670,000 Leasehold
- Share of Freehold

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Queen Mother Square

Poundbury Dorchester, DT1 3DX

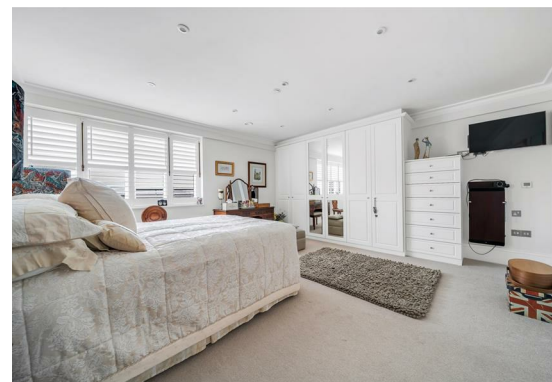
- Exceptional three-bedroom penthouse in prestigious Strathmore House
- Fabulous roof terraces with views over Queen Mother Square
- Bright, spacious accommodation with floor-to-ceiling windows
- Luxurious principal bedroom with en-suite facilities
- Lift access and impressive secure communal entrance
- Private car port with electric vehicle charging point
- Designed by renowned architects Quinlan & Francis Terry
- Prime Poundbury location, moments from shops, cafés and The Great Field
- Show-stopping kitchen/dining room with central island, quartz worktops and terrace access
- Triple-aspect reception room with direct terrace access





Set within the heart of Poundbury, this EXCEPTIONAL THREE-BEDROOM PENTHOUSE APARTMENT forms part of the prestigious Strathmore House, an impressive classically inspired development designed by renowned architects Quinlan & Francis Terry.

Occupying a prime third-floor position, the apartment offers an enviable combination of elegant architecture, contemporary comfort and effortless day-to-day living. Beautifully presented throughout, the home is filled with natural light and enjoys a wonderful sense of space, with floor-to-ceiling windows and French doors opening onto roof terraces to the front, side and rear.



One of the standout features is the superb outdoor space. The roof terraces provide a rare opportunity to enjoy elevated views across Queen Mother Square and beyond, creating the perfect setting for morning coffee, relaxed lunches, evening drinks or entertaining friends during the warmer months. With west and southerly aspects, the apartment is particularly well placed to enjoy the afternoon and evening sun.

At the heart of the home is the spacious kitchen/dining



room, a beautifully designed space that works equally well for everyday living and entertaining. Contemporary cabinetry, quartz work surfaces and a central island with solid oak worktop create a stylish yet practical environment, while integrated Bosch appliances add to the high-quality finish. There is ample room for a generous dining table, making this an ideal space for family meals, dinner parties or simply enjoying the outlook with the French doors open onto the terrace. A separate utility room keeps the generous reception room offers a particularly inviting place to relax. Enjoying a triple aspect and featuring an attractive fireplace, it has a bright and airy feel throughout the day, while French doors provide a seamless connection with the west and south-facing terraces. Whether enjoying a quiet evening at home or hosting guests, this is a room that feels both elegant and comfortable.

There are three well-proportioned bedrooms, allowing excellent flexibility for visiting family, guests or those wishing to create a dedicated home office or hobby room. The principal bedroom provides a private retreat, enhanced by bespoke fitted furniture and luxurious en-suite facilities.

Entrance to Strathmore House is via a secure communal entrance opening into an impressive reception hall with a grand staircase, reflecting the quality and character of the building from the moment you arrive. Lift access to all floors adds further convenience, making the apartment particularly well suited to those looking for a low-maintenance lifestyle without compromising on space or quality.

The property also benefits from the exclusive right to use a private car port complete with an electric vehicle charging point.



The location is equally appealing. Queen Mother Square and Poundbury's excellent range of amenities are all within easy walking distance, allowing residents to enjoy cafés, restaurants, independent shops, Waitrose and the Duchess of Cornwall Inn without needing to get in the car. The Great Field is also close by, providing acres of open space for walking and recreation, while Dorchester town centre offers a wider range of shopping, leisure and cultural facilities together with mainline rail links to London Waterloo and Bristol.

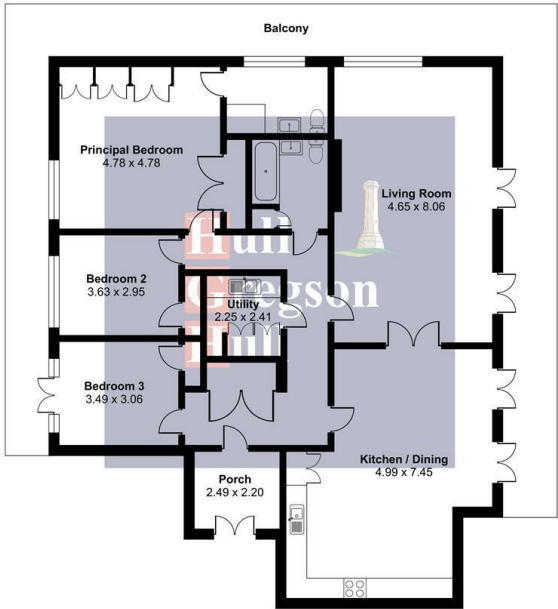
For those seeking a home that combines luxury, convenience and a strong sense of community, this impressive penthouse offers a particularly attractive lifestyle in one of Poundbury's most desirable locations.

Lease: 250 years less two days from 14 March 2016
Annual Service Charge: £6,931.94
Annual Manco Charge: Approximately £225–£315 depending on location
EPC Rating: C

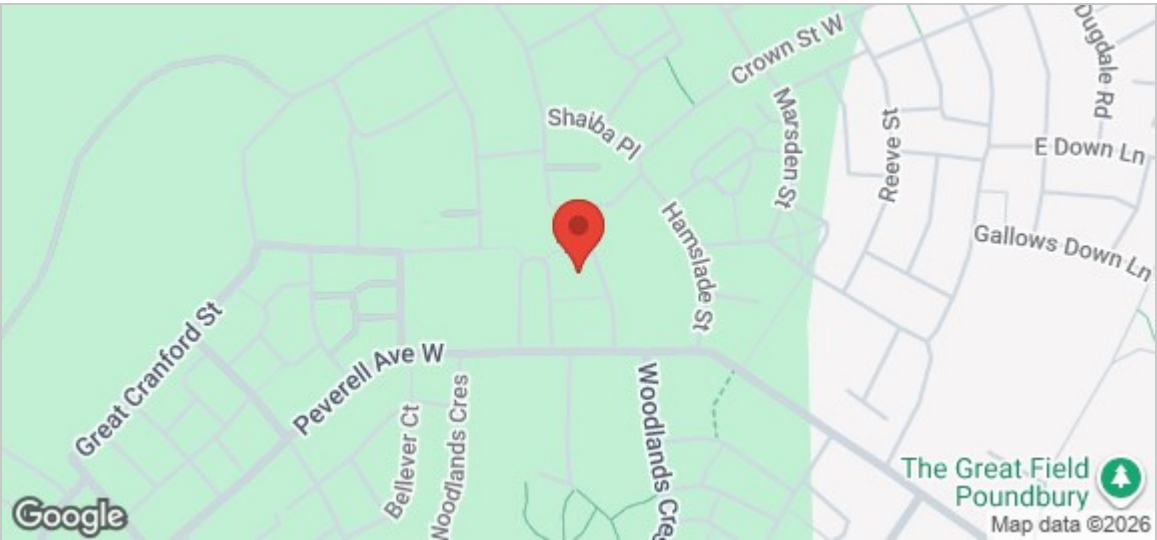
Strathmore House, 11 Queen Mother Square, Poundbury, DT1 3DX

Approximate Total Area =2568.05 sq ft / 240.59 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Porch
8'2" x 7'2" (2.49 x 2.2)

Inner Hallway

Living Room
26'5" x 15'3" (8.06 x 4.65)

Kitchen / Dining
24'5" x 16'4" (7.45 x 4.99)

Principle Bedroom
15'8" x 15'8" (4.78 x 4.78)

Bedroom Two
11'10" x 9'8" (3.63 x 2.95)

Bedroom Three
11'5" x 10'0" (3.49 x 3.06)

Utility
7'10" x 7'4" (2.41 x 2.25)

Family Bathroom

En-suite

Wrap Around Balcony

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. We can confirm that pets are not permitted and holiday letting is also not permitted.

Property type: Penthouse Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and the purchaser should verify all details independently.

