

Symonds
& Sampson

17 Crown Terrace

Crown Street East, Poundbury, Dorchester, Dorset

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Crown Street East
Poundbury Dorchester
Dorset DT1 3EQ

A fine Regency-style semi-detached townhouse with beautifully presented interiors, situated close to the Great Field and Queen Mother Square.

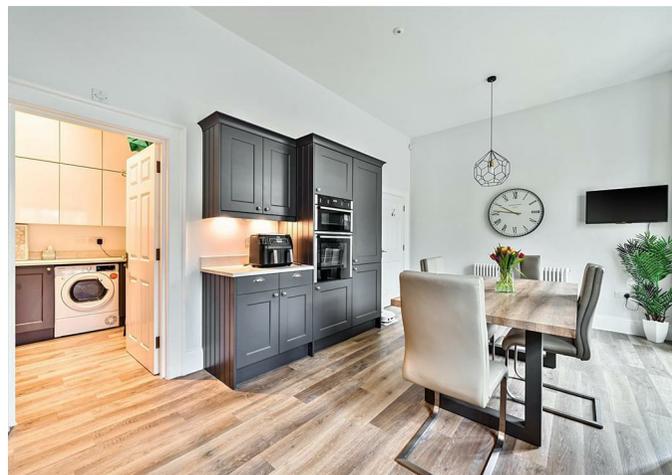


- Elegant townhouse with accommodation over 3 floors
 - Two reception rooms
- Kitchen/dining room & utility
 - Study
- Three bathrooms
 - Double garage
- Attractive enclosed garden

Guide Price **£850,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

This impressive semi-detached four-bedroom residence enjoys a favourable position within the sought-after development of Poundbury. The property receives an abundance of natural light and is offered with a wealth of stylish and spacious accommodation. Decorated in neutral tones throughout to create a restful ambience, the layout is ideal for families with living space over the ground and first floor, with bedrooms and bathrooms to the first and upper floors.

THE PROPERTY

The accommodation is extensive and versatile. On the ground floor, a generous welcoming entrance hall with downstairs cloakroom, understairs storage cupboard, and a door opens to the first sitting room with a feature fireplace with an electric fire and 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, extractor hood and water softener. French doors at the rear open onto a delightful enclosed garden. Adjoining the kitchen is the utility room with sink, shelves, worktops, washing machine and tumble dryer.

On the first floor is a delightful second sitting room with two front aspect windows, and a fireplace with gas fire. A superb principal bedroom suite with dressing room and en-suite bathroom are located on the opposite side of the landing. There is also a study/fifth bedroom. A further three good sized double bedrooms are found on the upper floor, one of which has the luxury of an en-suite bathroom. 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.

To the rear is an enclosed landscaped garden with paved terrace areas. Double timber gates open into a parking area within the grounds. There is an outside power point, lighting and tap. Personnel door to the double garage with power, lighting and two up and over doors.

SITUATION

Crown Terrace is conveniently situated in a short walking

distance from both the Great Field and Queen Mother Square with all its associated amenities.

Poundbury provides a wide range of amenities including a Waitrose supermarket, award winning butchers, Luxury Monart Spa, cafés, 2 public houses, veterinary practice, dentist surgery, doctor's surgery, general store, boutiques and specialist shops. There is a regular bus service to Dorchester and surrounding villages.

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. Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

[What3words///irritated.rings.laws](#)

SERVICES

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



Broadband- Ultrafast broadband is available with up to 1800 Mbps download speed.

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

MATERIAL INFORMATION

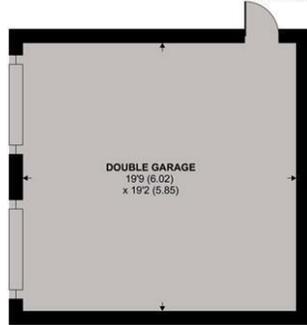
Council Tax Band F
EPC B

Manco - We are advised that there is a sum of circa £225.00 pa payable to the Poundbury Estate.

Crown Street East, Poundbury, Dorchester

Total = 2686 sq ft / 249.5 sq m
 Approximate Area = 2307 sq ft / 214.3 sq m
 Garage = 379 sq ft / 35.2 sq m

For identification only - Not to scale



GARAGE



SECOND FLOOR

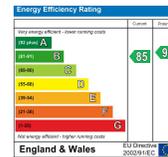


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1424493



Poundbury/PGS/16.03.26



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