



Symonds
& Sampson

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 **£465,000**

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.

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



Energy Efficiency Rating		Current	Potential
The energy efficient - lower ratings code			
(92-100) A	B	84	94
(81-91) C	D		
(69-80) E	F		
(55-68) G			
Not energy efficient - Higher ratings code			
England & Wales		EU Directive 2002/91/EC	

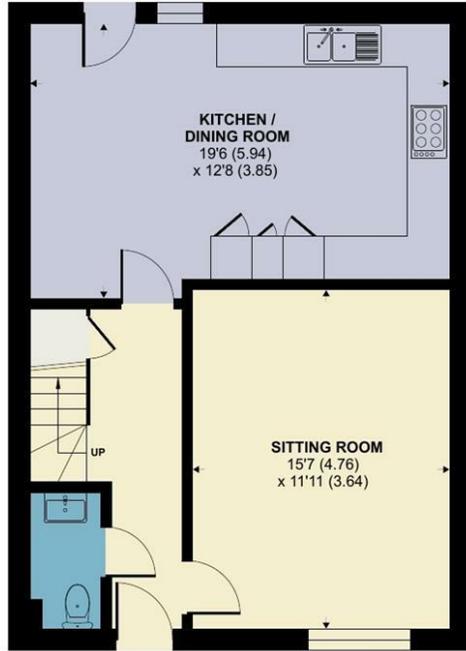
Crown Street West, Poundbury, Dorchester

Approximate Area = 1086 sq ft / 100.8 sq m

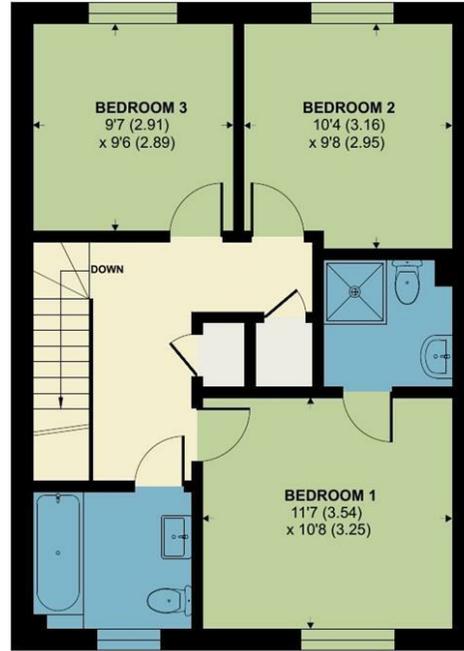
Garage = 181 sq ft / 16.8 sq m

Total = 1267 sq ft / 117.6 sq m

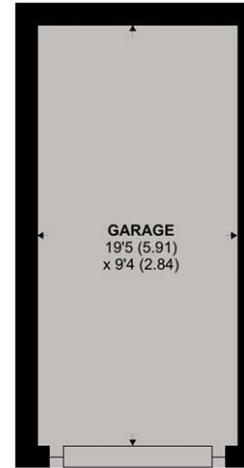
For identification only - Not to scale



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



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