



## 11 Crown Street West, Poundbury, Dorchester, Dorset

A modern end of terrace town home with 4 double bedrooms, garage, parking and an attractive enclosed rear garden.

Guide Price  
**£595,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 11 Crown Street West, Poundbury, Dorchester, Dorset, DT1 3FQ

- Modern end of terrace town house
  - Immaculately presented home
    - Four double bedrooms
    - Two reception rooms
  - Kitchen/breakfast room & utility
  - Two bathrooms & two cloakrooms
- Attractive enclosed landscaped rear garden
  - Garage & parking
  - NHBC remaining

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





Built in 2022 by award winning local builder CG Fry & Son, the property offers well-proportioned accommodation arranged over three floors. This immaculately presented house is well positioned close to the Great Field and Queen Mother Square.

The accommodation comprises to the ground floor; a welcoming entrance hall, cloakroom, a dual aspect dining room with a bay window to the front. The kitchen/breakfast room has a comprehensive range of wall and floor mounted units with granite worktops over and integrated appliances comprising a fridge, freezer, dishwasher, eye level double electric oven and five ring gas hob with extractor hood above. From the breakfast room area, door opens to the delightful enclosed rear garden. There is a separate utility room with workspace, plumbing and space for a washing machine, a sink and a door leads to a useful understairs storage area.

On the first floor is a delightful dual aspect sitting room with two front aspect windows, one being a bay window. At the rear is the principal bedroom with adjoining large en-suite shower room and fitted wardrobes. There is a useful cloakroom to the first floor. To the upper floor a further three double bedrooms and a spacious family bathroom.

The beautiful enclosed landscaped rear garden is part paved with laid to lawn areas and has been tastefully planted with many herbaceous shrubs and plants to provide a stunning array of seasonal colours. There is a pedestrian rear access and access to a nearby single garage with an up and over door. The property includes a parking space, this is on a licence agreement and benefits from the remainder of the NHBC 10-year warranty.

#### Situation

The property is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Monart Spa, butchers, gallery, coffee houses, restaurants and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets.

His Majesty has a special association with Poundbury. Built on Duchy of Cornwall land just outside Dorchester with The King's involvement, it was designed according to the principles of architecture and urban planning laid out in his book 'A Vision of Britain'. Poundbury is currently home to 4,600 people with a mix of private and affordable housing. It also provides employment for more than 2,500 people working in more than 250 shops, cafes, offices, and factories.

Nearby to Crown Street West is The Duke of Edinburgh Garden which forms part of Pavilion Green. The Duke of Edinburgh bronze bust is situated within the garden, one of the many fine green and public spaces. The King's vision of quality architecture set upon broad tree-lined avenues is beginning to mature and a sense of community has been established. The Duchy estate now passes to Their Royal Highnesses The Prince and Princess of Wales.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. It is in the catchment area of a number of highly

regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. There are mainline rail links to London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

#### Services

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

Broadband- Ultrafast broadband is available  
Mobile phone coverage- Network coverage is good both indoors and out  
(Information from <https://www.ofcom.org.uk>)

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

#### Please Note

We have been informed by our client that the garage is leasehold with approximately 995 years remaining. The current charge is circa £100.00pa for insurance purposes.

Manco

We are advised that there is a sum of circa £190.00 pa payable to the Poundbury Estate.

Tenure  
Freehold

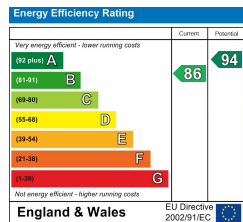
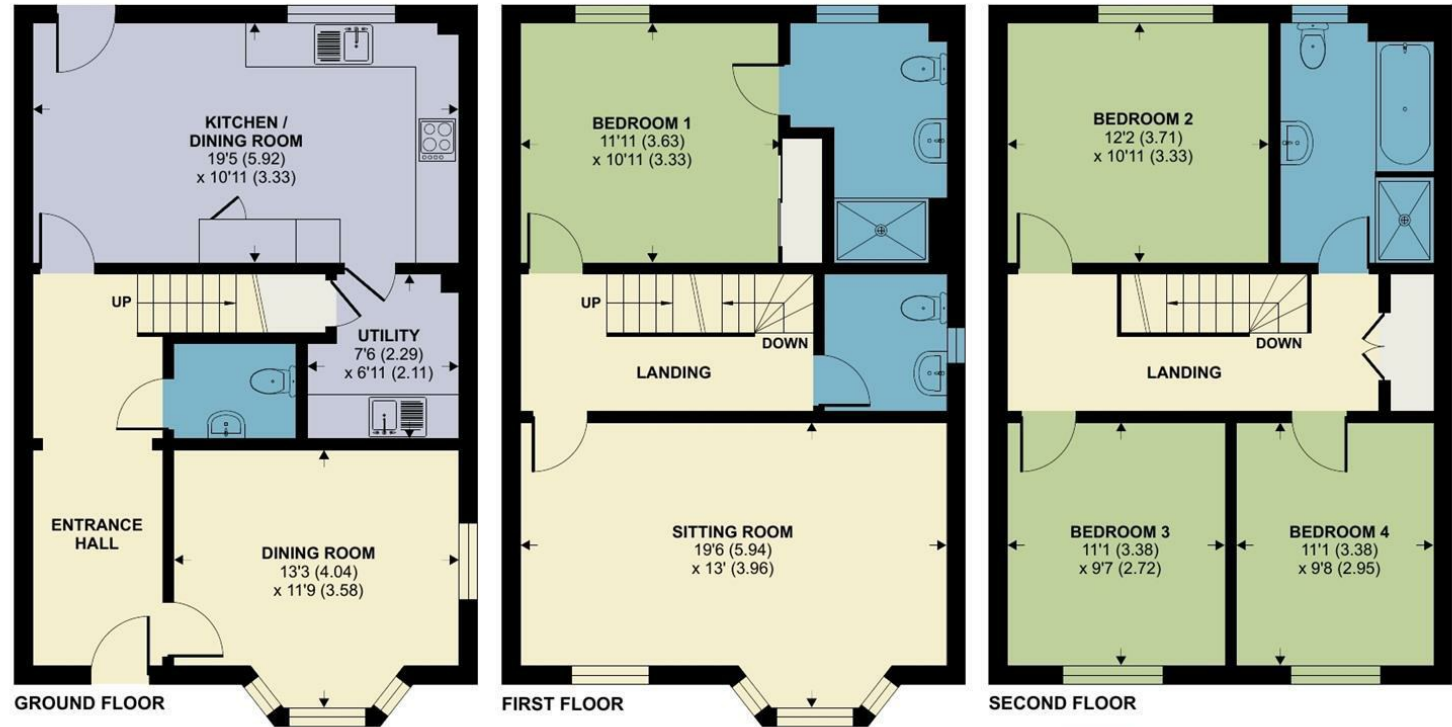
## Crown Street West, Poundbury, Dorchester

Approximate Area = 1725 sq ft / 160.2 sq m  
For identification only - Not to scale



### Directions

From our office in Poundbury, proceed down Peverell Avenue East and take the first left hand turning in to Hamslade Street. Follow the road around to the top turning right on to Crown Street West. The property is located a short way down the street on the left hand-side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1078374



Poundbury/PGS/22/01/24

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