



37 Crown Terrace
Poundbury
£825,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This impressive and well-presented Georgian-style, three-storey home is located in the prestigious and highly sought-after Poundbury development. Offering versatile and beautifully arranged accommodation across three floors, the property comprises four bedrooms, a modern kitchen-breakfast room, a separate dining room, a utility area, a ground floor cloakroom, a first-floor sitting room, a family bathroom and two ensuite shower facilities. This lovely home provides bright and spacious living, enhanced by generous storage solutions throughout. Externally, there is an enclosed garden and a double garage providing parking, with a versatile additional room above. EPC Rating B.

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, and garden centre. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Entrance to the property is from a pedestrian pathway, leading to a front door featuring a Georgian-style fanlight over, which opens into a spacious entrance hall offering access to the kitchen-breakfast room on one side and the separate dining room on the other, as well as to a cloakroom and useful under-stairs cupboard. Wood effect flooring flows throughout the ground floor, enhancing the sense of continuity and space. The modern kitchen-breakfast room is fitted with a comprehensive range of wall and base level units with work surfaces over and integral NEFF appliances including a fridge/freezer, eye-level double oven, five-ring gas hob with splash back and extractor hood, and an integrated ceramic butler sink with mixer tap. There is plentiful space for a table and chairs, and to the rear of the room French doors allow natural light to flood in while providing direct access to the garden. The utility area is open plan from the kitchen, and benefits from fitted larder shelving. The separate dining room is a particular feature of the home, complete with a fitted bookshelf and striking décor creating an ideal space for entertaining.

An impressive open staircase winds around the entrance hall and rises to the first-floor landing, which leads to the south-facing sitting room featuring a bespoke Hamstone fireplace and stylish Morris & Co wallpaper. The primary bedroom is also situated on this floor and benefits from built-in double wardrobes and ensuite shower facilities, tastefully finished with Cole & Son wallpaper. Stairs continue to the second floor, accommodating three further double bedrooms, one of which enjoys built-in wardrobes and its own ensuite shower facilities, while the remaining two are served by the family bathroom. Externally, the property enjoys an enclosed rear garden, recently redesigned and to be further showcased once planting has matured, together with a double garage offering power and lighting and a staircase rising to a versatile room above, ideal for use as a home office, studio or hobby room.

Externally, the property features attractive front and rear gardens designed for both enjoyment and ease of maintenance. The front garden is laid to lawn with a yew hedge and lavender border, complemented by wisteria, roses and clematis trained along the walls, with additional climbers framing the front door. To the rear, the garden is enclosed by a wall to one side and fencing with handmade trellis to the other, and is richly planted with roses and clematis, with wisteria climbing the stairs to the room above the garage. A stone-paved terrace sits beside the house for outdoor dining, leading to a lawn with planted borders and stepping stones to a sunny gravel seating area at the rear.

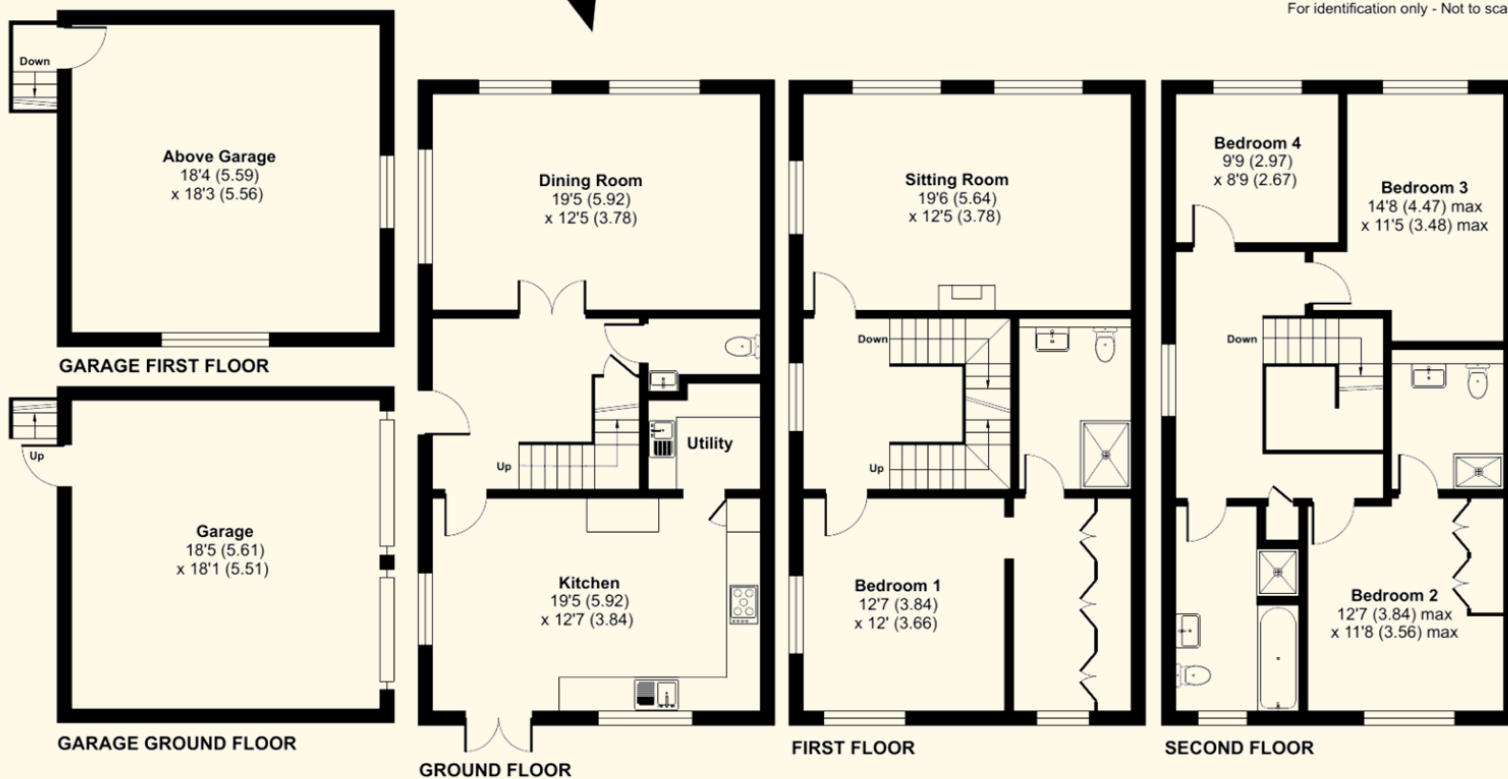
Crown Street East, Poundbury, Dorchester, DT1

Approximate Area = 2145 sq ft / 199.2 sq m

Garage = 672 sq ft / 62.4 sq m

Total = 2817 sq ft / 261.6 sq m

For identification only - Not to scale



Services:

Mains electricity and water are connected.
Gas fired central heating.

Agents Notes:

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is F.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>