



Crown Street West
Poundbury



PARKERS
PRESTIGE COLLECTION





An imposing, double fronted four bedroom detached residence ideally situated within the heart of Crown Square on the sought after development of Poundbury. This substantial property, one of Poundbury's largest, offers a wonderful opportunity to acquire an exceptional residence that is presented to an extremely high standard throughout. 42 Crown Street West is a truly wonderful home that enjoys an abundance of natural light gained via a triple aspect. In addition to its favourable size, location and versatility, the property offers a double garage, with a studio room above, and off road parking for one vehicle. The property is enhanced by a delightful garden to the rear. EPC rating B.

Entrance is gained via steps to an impressive Pillared Porch which opens to an open and light hallway with high ceiling that sets the tone for the rest of the property. The stylish wooden flooring, with underfloor heating, carries throughout the ground floor and contrasts perfectly against the neutral tones of the walls. The impressive kitchen/breakfast room enjoys a social and spacious feel overlooking the rear garden. The room is flooded with natural light via the larger triple aspect windows. There is an abundance of wall and base units with Granite worksurface over and inset Butler sink. Integrated appliances include a dishwasher, fridge freezer and Aga. The central island utilises the large space on offer perfectly. A door leads to the utility room with additional units, workspace and plumbing for a washing machine. Further rooms located on the ground floor include a spacious snug and office space/shower room – the room is currently furnished as a shower room with wash hand basin and WC.



The style and presentation continues to the first floor where a light and spacious landing provides access to a further grand reception room enjoying a triple aspect and furnished with an attractive feature fireplace. The impressive, dual aspect Master bedroom leads to a separate dressing area with plentiful storage through to tastefully fitted en-suite facilities.

Stairs lead to the second floor housing a family bathroom with shower that also serves two further double bedrooms. Bedroom three offers large fitted wardrobe space and a dual aspect overlooking the garden and rooftop views of Maiden Castle. Bedroom two has fitted wardrobes and leads through to private en-suite facilities.

Further points to note are the rooftop views available from the second floor of the home and the fully furnished windows with wooden shutters.

**Agents Notes:**

There is an annual Manco charge with charges varying between £110 and £160 dependent upon location.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also

Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 211970

We are advised that the council tax band is G.

Viewings:

Strictly by appointment with the sole agents: Parkers Property Consultants and Valuers, Tel: 01305 340860

Externally there is a delightful and southerly aspect enclosed garden to the rear and side of the home that is laid predominately to lawn with an area of decking abutting the property providing the ideal space for alfresco dining. There is a paved area directly to the rear which narrows to provide a path across the main grassed area of the garden. A variety of mature and attractive plants and shrubs add colour and dimension. There are two gates either side of the property to gain roadside access. To the farthest side of the plot is garden access to the double garage. An iron staircase, leads to a self-contained studio.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are 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. A Monart luxury spa is scheduled to open in the Royal Pavilion, Queen Mother Square in early 2019 and the Dorset County Hospital is also a short walk away.

Room Dimensions:

Ground Floor

- Kitchen/Breakfast Room 6.83m x 4.29m (22'05" x 14'01")
- Reception Room 4.57m x 4.27m (15'0" x 14'0")
- Study/Shower Room 4.45m x 2.16m (14'07" x 7'01")

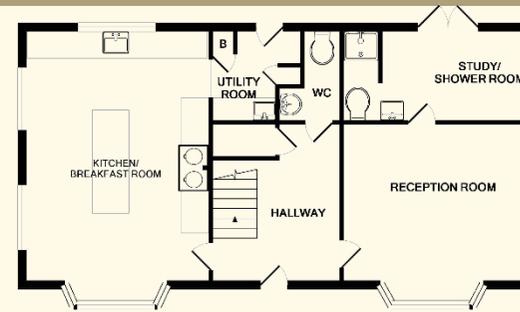
First Floor

- Sitting Room 6.86m x 4.22m (22'06" x 13'10")
- Master Bedroom 4.60m x 4.27m (15'01" x 14'0")

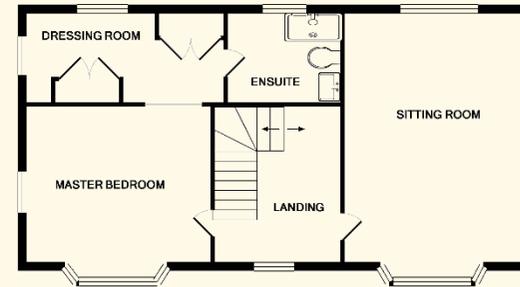
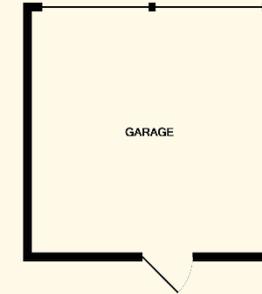
Second Floor

- Bedroom Two 4.22m x 3.45m (13'10" x 11'04")
- Bedroom Three 4.29m x 3.45m (14'01" x 11'04")
- Bedroom Four 2.82m x 2.74m (9'03" x 9'0")

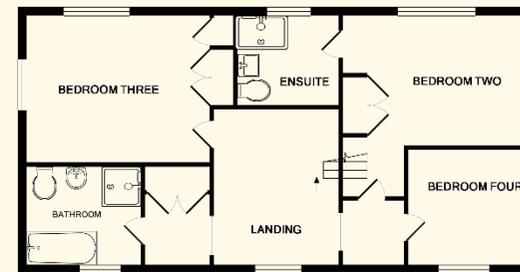
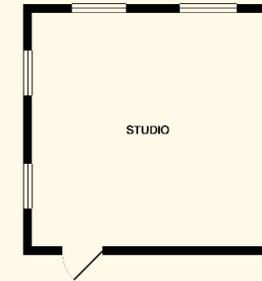
Studio 5.49m x 5.49m (18'0" x 18'0")



GROUND FLOOR



1ST FLOOR



2ND FLOOR

CROWN STREET WEST
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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