

Apartment 20 Royal Pavilion, Poundbury, Dorset





A superb 4,400 sq ft penthouse apartment with **360° views** of the beautiful, unspoilt Dorset countryside.

Summary of accommodation

Store | Hall | Cloakroom | Utility room | Boot room | Picture gallery

Principal bedroom suite with en suite dressing room and en suite bath and shower room

Two further double bedrooms each with a dressing area and en suite shower room

Galleried landing | Kitchen/dining room with walk-in larder | Drawing room | Snug

Study | Storage room | Tower/bedroom four incorporating garden room with 360° balcony

Communal underground parking with two dedicated, oversize parking spaces | Adjacent store

Communal bicycle storage

Distances

Dorset County Hospital/AandE 1.2 miles (5 minutes)

Dorchester station 1.4 miles (Waterloo 2 hours 12 minutes), Dorchester town centre 1.7 miles

Weymouth (Beaches and Jurassic Coast) 8.7 miles, Yeovil 20.5 miles, Bournemouth Airport 32.8 miles

(All distances and times are approximate)



Knight Frank Sherborne
First Floor, 5 Hound Street
Sherborne
DT9 3AB
knightfrank.co.uk

Simon Barker
01935 810064
simon.barker@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Sarah Brown
020 7590 2451
sarah.ka.brown@knightfrank.com

Location

The Royal Pavilion forms the northern side of Queen Mother Square, the centrepiece of Poundbury, the renowned urban extension on the western side of Dorchester, championed by HM The King, when he was Prince of Wales. It is a wonderful community and home to a selection of shops and other local businesses. These include a Waitrose store, just 50 yards away on the western side of the square and The Duchess of Cornwall pub/restaurant opposite it. Residential building work in Poundbury is on target to be completed within the next 3/4 years. Whatever cannot be found locally within Poundbury can probably be found in Dorchester about a mile and half away, which as the county town has a wide choice of shops and local amenities including a larger Waitrose, Tesco superstore, GP, dental and veterinary surgeries and the county hospital. Dorchester also has a train station with direct services to Waterloo, the A35 and A37 are both just a short distance away and the area also has a wide choice of good schools from both the state and independent sectors.

Apartment 20 Royal Pavilion

The Royal Pavilion is undoubtedly one of the most impressive buildings in the South of England and stands on the northern side of Queen Mother Square, the epicentre of the visionary Poundbury community. It is also the tallest building in Dorchester.

Apartment 20 is the penthouse apartment incorporating a stunning tower and therefore has unparalleled views across the town and the beautiful countryside surrounding it. The Pavilion boasts a classically designed exterior that is reminiscent of the finest Georgian architecture of the late 18th /early 19th centuries. Apartment 20 occupies the two top floors of the tower on the pavilion's south-east corner and includes two further, higher floors in the tower beneath the cupola. High ceilings and tall arched windows give the apartment a wonderful feeling of light and space and it has been finished to an exceptional and improved standard by the current owners. As greater height means a better view, the layout of the apartment is inverted with all three bedrooms on the apartment's lowest floor, along with the entrance hall, cloakroom, boot and utility rooms.



The principal bedroom has delightful views with an en suite bath and shower room and separate en suite dressing room. The other two bedrooms both have incorporated dressing areas and en suite shower rooms. An elegant, wide, sweeping staircase leads up to the second floor, which contains the stunning drawing room, the modern kitchen/dining room and the comfortable snug.

The drawing room is a truly beautiful room with tall arched windows on three sides, intricate coving and an ornate Georgian-style fireplace.

The kitchen/dining room is fully fitted with handmade, painted timber units including a large central island, built-in electric appliances, walk-in larder and a good-sized dining area. The octagonal tower encompasses a study and storeroom at its base with a superb garden room beneath the cupola, surrounded by a 360° balcony with magnificent countryside views on all sides. This superb room is occasionally used as a fourth bedroom by the current owners.





Approximate Gross Internal Floor Area

Main House = 403 sq m (4,339 sq ft)

Stores = 10 sq m (112 sq ft)

Terrace external area = 77 sq m (826 sq ft)

Total internal area = 413 sq m (4,451 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Fittings

The current owners are the only owners of Apartment 20 since The Royal Pavilion first opened in 2019. They have undertaken extensive and sympathetic upgrading of the apartment's original fittings where appropriate.

Today, the apartment incorporates oversized, heavyweight doors, extensive fine joinery including full room height wardrobes, electric blinds, colonial shutters and extra thick marble tiling. In addition, the bathrooms are all fitted with Villeroy and Boch sanitaryware alongside Keuco bathroom furniture. All the fitted electrical appliances are sourced from Miele. The apartment incorporates an internal lift between its first and second floors.

Garaging, Parking and Communal Areas

Beneath the Royal Pavilion is a secure, communal parking garage, in which the apartment has two side by side, dedicated and oversize parking spaces with adjacent electric vehicle charging and power, a useful storeroom and residents bicycle storage. At ground level, secure entry and exit doors open to a communal lobby with three lifts to the various floors within the building. Further secure store. The East Lift for No. 20 rises to an exclusive lift lobby on the third floor. CCTV to all entry, garage and communal areas. There are also 8 "residents only" visitors parking spaces at the front of the building in Pavilion Green.



Royal Connection

King Charles and Queen Camilla formally open the Royal Pavilion in September 2023. Poundbury, the King's visionary village, is clearly an extraordinary success story.

Services

Mains water, electricity, drainage. Gas-fired central heating. Water softener. Electric vehicle charging.

Directions (Postcode: DT1 3DU)

What3Words: crowbar.scorching.director

From the roundabout on the A35, where it meets the A37, head east on Bridport Road/B3150, signed to Dorchester. After 100 yards, at the next roundabout take the first exit onto Peverell Avenue West into Poundbury. Continue for a third of a mile emerging into Queen Mother Square. After passing the statue of The Queen Mother, turn left into Hamslade St: then first left into Hamslade Sq and follow this road round to the front of the Royal Pavilion which is on your left. Please park in one of the eight, resident-only parking spaces in front of the building. Having parked, please enter the communal lobby on the ground floor and take the East lift to Apartment 20.

Property information

Tenure: Leasehold with 241 years remaining on the 250 year lease. Lease expires 1st January 2265.

Service Charge: Charge for 2024 is £17,059.74.

Ground Rent: Nil.

Local Authority: Dorset Council (www.dorsetcouncil.gov.uk)

Council Tax: Band G

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated April 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



