



Introducing “*Tilia House*,” Queens Avenue, Dorchester

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An opportunity to acquire a magnificent apartment that has been most sympathetically designed and executed within this significant Edwardian building, with seamless addition of a most sensitive extension entirely in keeping with the ethos of the original design.

“Tilia House” sits on the northern side of Queen’s Avenue at its eastern end, approximately ½ mile from the town centre and Brewery Square, a vibrant new quarter in the heart of Dorset’s County Town Dorchester.

“Tilia House” is amongst the first 4 houses to have been built in this pre-eminent wide lime-tree lined avenue, one of the early large buildings which define the character of this important premier road in Dorchester and sited within the conservation area.

The original building has been designed with great flair. This Edwardian house is delightfully detailed and believed to have been designed by the Crickmay Partnership and is dated between 1890-1903. The palette of materials used to construct the original building are most attractive, sourced from a limited range of natural materials. The walls are of clay facing brickwork. To the first floor, in places there is decorative tile hanging, together with decorative ridge tiles and finials. Guttering has been replaced with mock cast iron. The thoughtful extension reinforces the symmetry and reflects the impressive character of the original building whilst enhancing both its significance and appearance.

“Tilia House” comprises a collection of just 6 engaging and magnificent apartments.

These stylish apartments can be accessed from the impressive arched entrance, or alternatively from the new inner courtyard. The apartments are arranged over 3 floors and serviced by feature passenger lift, or otherwise the large graceful central stairway rising to the first floor, before splitting into twin elegant staircases accessing the upper floor.

The County Town of Dorchester

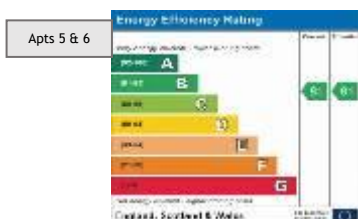
Dorchester is a historic market town sitting on the banks of the River Frome and between the towns of Bridport and Weymouth. Dorchester is a vibrant town for both shopping and sightseeing. There is a traditional Wednesday market, in addition to an increasing number of quality chains and independents, plus a wide range of services and entertainment. Moments away from the thriving High Street, is one of the most exciting retail redevelopment projects in the UK, at Brewery Square. Two cinemas, arts centre and a range of festivals, markets, clubs and associations cater for every interest.

Steeped in history, the town has no less than 8 museums. One of Europe’s largest Iron Age forts, Maiden Castle, has some of the best preserved Roman ruins. The later history of Dorchester features several prominent literary figures. Thomas Hardy is undoubtedly the best known figure associated with the town. Hardy once worked for Crickmay Partnership, the architectural practice that is believed to have designed “Tilia House”.

Tilia - Tilia x Europaea, generally known as the Lime tree. The Lime trees lining Queens Avenue were planted in 1897. Impressive entrance gate piers provide access to Queens Avenue from Weymouth via B3147.



Queens Avenue,
Dorchester, Dorset, DT1 2EW.





Apartment 1 (measurements - Approx)

Living Room 6.68m (21'11) Max x 6.07m (19'11) Max
 Kitchen 5.13m (16'10) x 3.45m (11'4)
 Master Bedroom 5.44m (17'10) Max x 4.8m (15'9) Max
 Master En-suite 2.44m (8') x 1.8m (5'11)
 Bedroom 2 2.82m (9'3) x 4.22m (13'10)
 Bedroom 3 2.36m (7'9) x 3.35m (11'0)
 Bathroom 2.62m (8'7) x 1.68m (5'6)

Apartment 2 (measurements - Approx)

Living Room 6.6m (21'8) Max x 4.78m (15'8) Max
 Kitchen 4.8m (15'9) Max x 4.85m (15'11) Max
 Master Bedroom 5.44m (17'10) Max x 4.83m (15'10) Max
 Master En-suite 2.41m (7'11) x 1.78m (5'10)
 Bedroom 2 4.85m (15'11) Max x 2.82m (9'3) Max
 Bedroom 3 2.36m (7'9) x 3.66m (12'0)
 Bathroom 2.59m (8'6) x 1.7m (5'7)

This Floor Plan is for guidance only and is NOT to SCALE.
 Made with Metropix (2016)



Details prepared by Greg Carter

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Apartment 3 (measurements - Approx)

Living room 6.81m (22'4) Max x 4.7m (15'5) Max

Kitchen 5.26m (17'3) x 3.66m (12')

Master Bedroom 5.44m (17'10) x 4.8m (15'9)

Master En-suite 3.56m (11'8) x 1.68m (5'6)

Bedroom 2 2.82m (9'3) x 3.86m (12'8) to wardrobes

En-suite 2.44m (8'0) x 1.98m (6'6)

Bedroom 3 3.63m (11'11) x 2.34m (7'8)

Bathroom 2.11m (6'11) x 1.96m (6'5)

Apartment 4 (measurements - Approx)

Living room 6.6m (21'8) Max x 4.72m (15'6) Max

Kitchen 4.85m (15'11) x 3.68m (12'1)

Master Bedroom 5.46m (17'11) x 4.83m (15'10)

Master En-suite 1.68m (5'6) x 3.56m (11'8)

Bedroom 2 2.82m (9'3) x 3.84m (12'7) to wardrobes

En-suite 2.44m (8') x 1.98m (6'6)

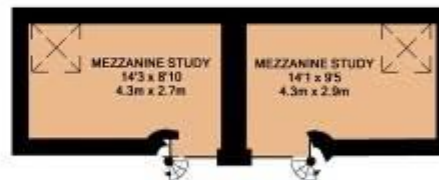
Bedroom 3 2.34m (7'8) x 3.66m (12'0)

Bathroom 2.11m (6'11) x 1.98m (6'6)





2ND FLOOR



MEZZANINE

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Apartment 5 (measurements - Approx)

Living Room 3.51m (11'6) x 4.72m (15'6)
Kitchen 2.79m (9'2) x 2.79m (9'2)
Master Bedroom 4.85m (15'11) x 3.48m (11'5)
Master En-suite 1.88m (6'2) x 1.98m (6'6)
Bedroom 2 4.65m (15'3) x 3.02m (9'11)
En-suite 1.63m (5'4) x 1.57m (5'2)
Mezzanine Study 2.69m (8'10) Max x 4.34m (14'3) Max
Cloakroom 1.88m (6'2) x .76m (2'6)



Apartment 6 (measurements - Approx)

Living room 5.18m (17'0) x 4.78m (15'8)
Kitchen 3.18m (10'5) x 2.82m (9'3)
Master Bedroom 4.78m (15'8) x 3.45m (11'4)
Master En-suite 1.88m (6'2) x 1.98m (6'6)
Bedroom 2 4.67m (15'4) x 3.02m (9'11) max
En-suite 1.65m (5'5) x 1.6m (5'3)
Mezzanine Study 2.87m (9'5) x 4.29m (14'1)
Cloakroom 1.88m (6'2) x .76m (2'6)



Property Specification

General

- 10 year NHBC warranty will be provided
- Feature passenger lift to second floor
- Cost effective environmentally friendly internal & external lighting, drive & garden sensor lighting
- Pre-finish micro porous paint dual coat double glazed windows, the sash windows with leaded weights
- Interior Oak doors with trim casings and highlight corner blocks
- LED wall washing spotlights
- Brushed chrome faceplates
- Skirting (larger than normal) in keeping with the property
- Sky capabilities
- TV & phone points cat 5 cabling
- Fully carpeted, floor tiles to wet areas, Kardean to kitchens
- Tenure - Leasehold 125 years, Estimated annual maintenance charge: £1,800pa. The ongoing maintenance will be commissioned via a resident's management company, the freehold transfers to the management company.
- Gas central heating dual zoned, underfloor heating to kitchens, bath & shower rooms & also to the cloakrooms in flats 5 & 6
- Sprinkler system to each individual apartment

External

- Electric gated community
- Video door entry system to the front door
- Security alarm with illuminated alarm boxes
- Mains drainage, gas & electricity
- 6 Allocated parking spaces for the 6 apartments plus 6 designated visitor spaces
- Beautifully designed communal gardens

Kitchens

- Fully integrated Bosch appliances: fridge/freezer, dishwasher, front loading washer dryer, quick therm ceramic hob, telescopic hood, fitted microwave
- Comprehensive range of fitted drawers cabinets & cupboards with soft-close doors & drawers, granite worktops, upstands
- Electric underfloor Heating
- LED downlights
- Decorative plinth LED lights
- Worktop LED lighting
- Under cabinet lighting

Bathrooms

- High quality sanitary ware
- Fully tiled
- Electric underfloor heating
- LED downlights
- Decorative LED sensor lighting
- Mirror light with built in demister

Bedrooms

- Master bedroom & guest bedrooms with comprehensive range of fitted wardrobes
- Wardrobe door operated lighting
- Brushed chrome faceplates throughout

