



Wadebridge Lane
Poundbury



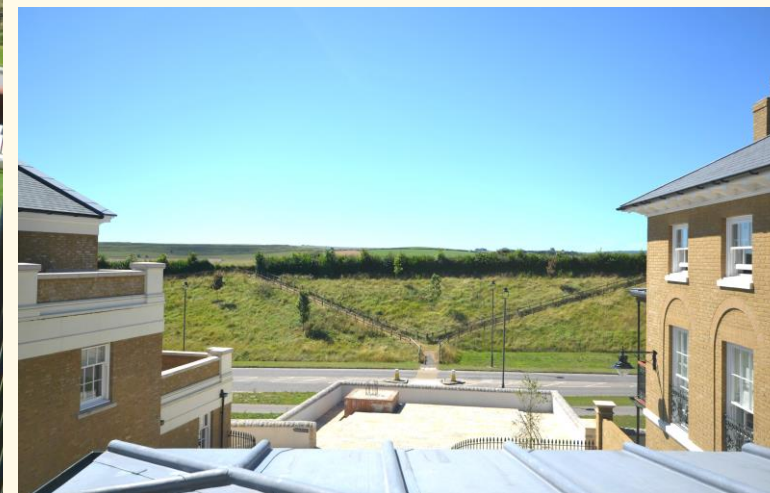
PARKERS
PRESTIGE COLLECTION





4 Wadebridge Lane is a fine detached residence located on the prestigious Duchy of Cornwall development, Poundbury. Built by renowned local builders Morrish, the home offers generous and elegantly presented accommodation. The premium style offered internally continues into the professionally designed and landscaped gardens. EPC rating C.

Poundbury, the urban extension to the county town of Dorchester, Dorset, is HRH Prince Charles's vision of new 21st century communities. Designed around residents rather than cars, it is intended to be a sustainable community where it is possible to meet a higher proportion of daily needs on foot. Within this developing community there are a plethora of amenities such as Waitrose, the Poet Laureate public house, restaurants, hairdressers, delicatessen and butchers, medical centre, dentist, garden centre and a range of unique and popular retail outlets.

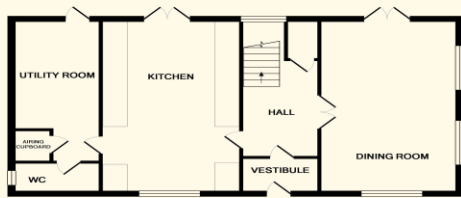
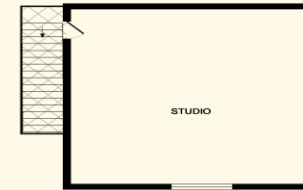
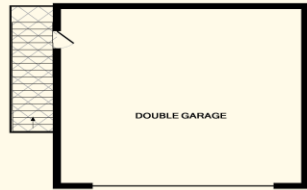


The home offers a rare elegance and attention to detail, and benefits from bespoke wooden shutters to the front of the home, under-floor heating throughout the ground floor and Victorian style radiators elsewhere, a water softener and LED lighting throughout the whole property.

A hardwood door leads to a vestibule, a private area before entering the property's spacious entrance hall. The kitchen is a wonderful feature of the property, well equipped with a comprehensive range of fitted units, a wealth of integral appliances including an Aga with gas hob and electric double oven. The utility room is well stocked with additional storage, has a large airing cupboard with shelving, and provides access to the cloakroom. The dining room enjoys a triple aspect, with windows to the front and side and a set of french doors that lead to the garden. Further living accommodation is located on the first floor where a wonderful dual aspect sitting room offers a stunning marble fireplace and provides access to a south-facing balcony via two sets of french doors.



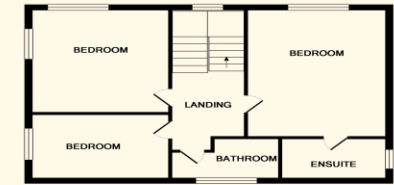
The premium style offered internally in this property continues into the Italiana design renaissance formal garden. Professionally designed and landscaped, the external space offered with this home is a delight. Established and well maintained fragrant plants include low level box hedging, summer flowering Jasmine, roses and honeysuckle. The garden to the front features lavender, wisteria, two bay trees and two great white cherry trees. The garden can be accessed via electric gates to the side of the property and offers a double garage with electric up and over door, along with a large studio room above.



GROUND FLOOR
APPROX. FLOOR
AREA 1193 SQ.FT.
(110.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 982 SQ.FT.
(91.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 961 SQ.FT.
(89.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2625 SQ.FT. (243.9 SQ.M.)
While 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.
Made with Metshape ©2010

Room Dimensions:

- Dining Room 5.92m x 3.43m (19'05" x 11'03")
- Kitchen 5.92m x 3.45m (19'05" x 11'04")
- Utility Room 3.76m x 2.18m (12'04" x 7'02")
- Sitting Room 5.92m x 3.45m (19'05" x 11'04")
- Bedroom One 4.22m x 3.43m (13'10" x 11'03")
- En-suite 3.43m x 1.65m (11'03" x 5'05")
- Study 2.21m x 1.96m (7'03" x 6'05")
- Bedroom Two 4.24m x 3.43m (13'11" x 11'03")
- Bedroom Three 3.48m x 3.45m (11'05" x 11'04")
- Bedroom Four 3.45m x 2.29m (11'04" x 7'06")

Services:

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

Local Authorities:

West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 251010.

We are advised that the council tax band is F.

Viewings:

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01305 340860