



Wadebridge Square  
Poundbury

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



This imposing four-bedroom detached property enjoys an enviable position situated on one of Poundbury's largest plots. The property offers spacious, versatile accommodation that is well presented throughout and is offered for sale with a self-contained flat located over the double garage, offering an opportunity for an annex or for additional income potential. EPC rating C.

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. Designed around the residents rather than their cars, it is intended to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on a car. Within walking distance there are Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, dress shops, hairdressers, dentists, a medical centre, a garden centre and a mature Woodland Park. The County Hospital is also a short walk away.





- Entrance is gained via a hallway that sets the tone for the rest of the property, with high ceilings and generous room sizes creating a truly open feel and large windows offering plentiful natural light, increasing the sense of space.
- An impressive triple aspect sitting room that enjoys a set of French doors that lead to the garden. The room features an open fire with surround and polished hearth.
- The natural sheet (tumbled) marble flooring continues through to the dining room that offers a triple aspect with shuttered windows.
- There is a well-appointed kitchen, fitted with a comprehensive range of wall and base level units offering a wealth of storage options with granite work surfaces above. There is a separate area housing the washing machine and additional storage.

- The ground floor offers a cloakroom with a wash hand basin set in marble.
- The style and presentation continues to the first floor where there are two double bedrooms both enjoying en-suite facilities. There are two further double bedrooms situated on the second floor, both fitted with an excellent range of fitted wardrobes, together with a tastefully fitted shower room.
- The property boasts an abundance of features including bespoke radiator covers, full length window shutters and LED inset lighting with split use and optional settings.
- Above the double garage there is a self-contained studio apartment with its own entrance. The accommodation comprises a sitting room with kitchenette and a fitted shower room.

### Garden

The garden is mainly laid to lawn with a patio area nearest the property. The garden resides to the side and rear of the property and enjoys a sunny aspect. There are several attractive timber stores. At the rear of the garden is a large double garage with electric up and over door, power and light. In addition, the garage houses the utilities and boiler for the flat over the garage.

### Room Dimensions:

Sitting Room	5.23m x 3.40m (17'02" x 11'02")
Dining Room	5.23m x 2.87m (17'02" x 9'05")
Kitchen	3.38m x 3.20m (11'01" x 10'06")
Bedroom One	5.23m x 3.40m (17'02" x 11'02")
Bedroom Two	5.23m x 2.87m (17'02" x 9'05")
Bedroom Three	5.23m x 3.40m (17'02" x 11'02")
Bedroom Four	5.23m x 2.87m (17'02" x 9'05")
Flat over Garage	6.78m max x 6.10m max (22'03" max x 20'0" max)

### Services:

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

### Local Authorities:

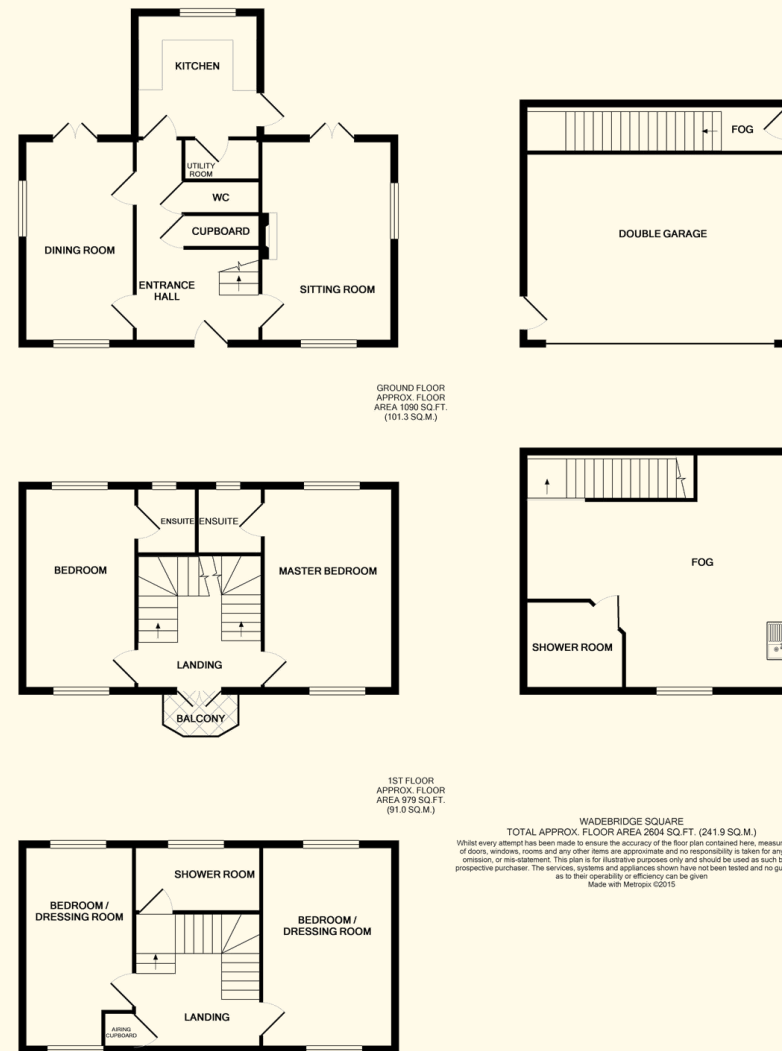
West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ Tel: 01305 251010.

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



**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.