



Wadebridge Lane
Poundbury



PARKERS
PROPERTY CONSULTANTS & VALUERS





This impressive, link-detached family home is situated in the sought-after development of Poundbury, within an area of outstanding natural beauty and offering a spacious and versatile layout ideal for modern family living. The heart of the home is the stylish kitchen, which extends to both the left and right into bright sun rooms, a separate utility/boot room adds practical convenience, while two additional reception rooms provide flexible living, dining or entertaining areas. The property boasts five good-sized bedrooms, three of which benefit from en-suite facilities, while the principal bedroom also enjoys a private balcony. A study area, family bathroom and ground floor WC complete the property. Outside, there is a beautifully landscaped rear garden and a double garage provides parking and storage. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III'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 is 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, nearby garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



The downstairs of this home has been upgraded and extended to create a stunning, light-filled living space that truly stands out. At the heart, is a beautifully designed Neptune kitchen that flows effortlessly into two sun rooms. Integral appliances include a fridge, dishwasher and there is a free-standing AGA with five-ring induction hob (which will stay). The smaller sun room offers a cosy wood burner and French doors which open onto the garden, while the larger sun room features stylish accoya bi-folding doors and underfloor heating. The sitting room and dining room both enjoy front-facing windows and their own central electric fireplaces. All rooms interconnect seamlessly, creating a wonderful layout for family life and entertaining and wood-effect Karndean flooring runs throughout the ground floor, with the exception of the sitting room. A utility/boot room, also benefitting from under floor heating grants internal access to the double garage.

On the first floor, you'll find a study area, along with three bedrooms. One of these bedrooms, previously a self-contained flat above the garage, has been thoughtfully transformed by the current owners into an impressive main bedroom. This space now includes a private balcony with views over the garden, a dressing area and a modern en-suite. The remaining two double bedrooms and family bathroom are located on the second floor.

The rear garden is a delightful feature of the property—private, enclosed, and thoughtfully landscaped. A central area of lawn is bordered by colourful plants, mature trees, and established shrubs. There is a patio area, ideal for placing outdoor dining furniture, as well as a separate decked section that offers an additional spot to relax and enjoy the surroundings. Gated pedestrian access adds convenience, and there is also a double garage—complete with plumbing, electricity, and a double up-and-over door.



Agents Notes:

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council,
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

The council tax band is F.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained 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.



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.