



Wadebridge Lane
Poundbury



PARKERS
PROPERTY CONSULTANTS & VALUERS





This elegant, three-storey family home is situated in the sought after development of Poundbury and set within an Area of Outstanding Natural Beauty. The standout features of this house are the ability to park several cars on the drive, high ceilings, coving and beautiful windows. The driveway also opens onto a beautifully landscaped garden. The spacious accommodation includes two reception rooms, a well-appointed kitchen, utility room, and four bedrooms, two of which benefit from en-suite facilities. A modern family bathroom, ground floor WC, and a study complete this exceptional home. 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.



Enter through a front gate into a paved and shrubbed garden leading to the property's main entrance door. From there, you are immediately taken into a lobby, creating the perfect spot for storage of outdoor wear before heading into the property's hallway. There is limestone flooring with underfloor heating throughout the ground floor.

The kitchen/breakfast room is fitted with a range of wall and base level units in white with granite worksurfaces over and tiled splash back. Integral appliances include a Neff fridge-freezer and dishwasher. There is an alcove housing the gas/electric aga. There is a fitted water softener and French doors open directly onto the rear garden. A separate utility room provides further work surface, appliance and storage space and the WC. Completing the ground floor, is the dining room, a flexible space, located to the front of the property.

On the first floor, the sitting room is a dual aspect living space, featuring a central fireplace and access onto a balcony which extends the width of the property. The study also has access to the balcony, as does bedroom 1, which has two fitted wardrobes and a spacious ensuite.

On the second floor, there are three bedrooms, one of which has an en-suite. The family bathroom has a panel enclosed bath with shower, WC, hand basin, attractive tiling and Karndean flooring. This level is enhanced by a stunning arched window, allowing natural light to flood in.

Outside:

The garden has been thoughtfully landscaped, combining areas of shingle with well-maintained flower beds and inviting patio spaces. To the front, a gated, shingled driveway leads to a double garage, offering off-road parking and storage. An additional highlight of the property is the versatile room above the garage, which benefits from Karndean flooring and power—ideal for use as a home office, hobby room or studio.



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:

We are advised the current sellers have fibre to-the-house connected.

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

Agents Notes:

There is an annual Manco charge of £220.00 as of 2025.

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

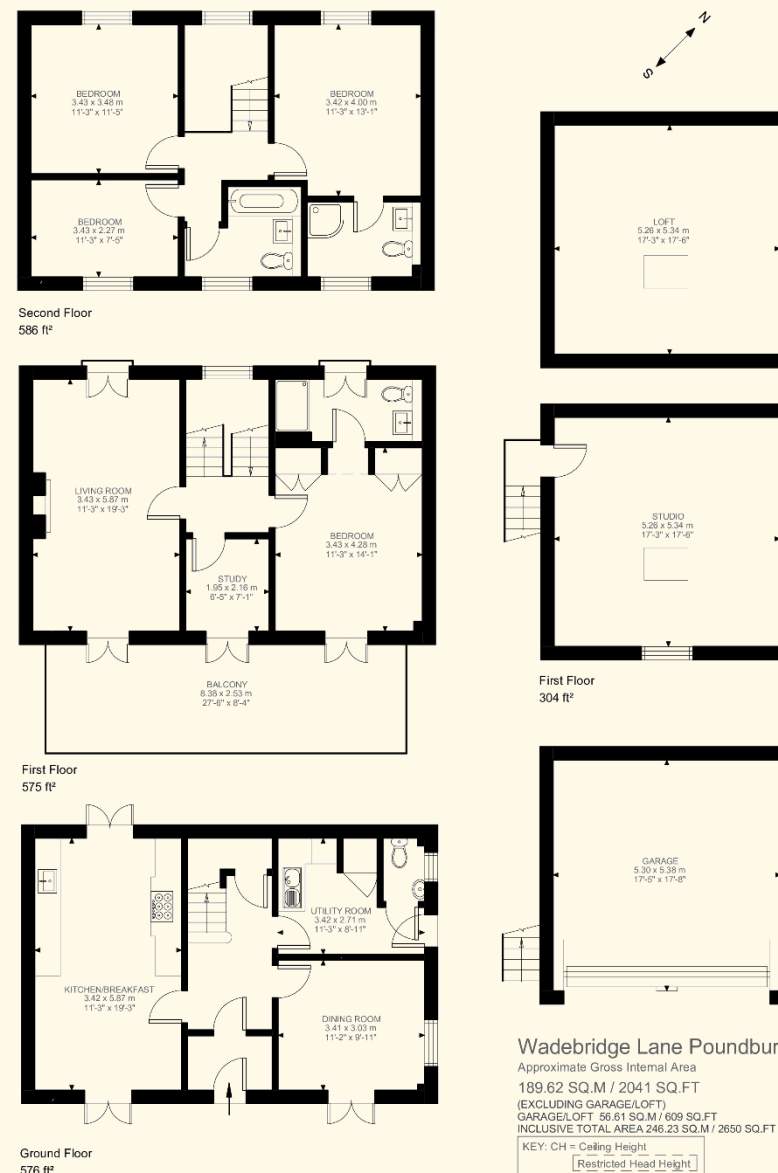


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.