



Wadebridge Square  
Poundbury

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



Set within an Area of Outstanding Natural Beauty and located in the highly sought-after development of Poundbury is this well-presented end of terrace home, offering generous and versatile accommodation arranged over three floors. Finished to a high standard throughout, the property showcases a contemporary design with complementary tones, featuring a kitchen/dining area, a ground-floor W/C, two reception rooms, a family bathroom and en-suite facility to the primary bedroom. Externally, the property benefits from an attractively landscaped rear garden providing access to the double garage. EPC rating TBC.

Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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 center 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.

Dorchester is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. There are shopping and social facilities with cinemas, museums, leisure center and weekly market and many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

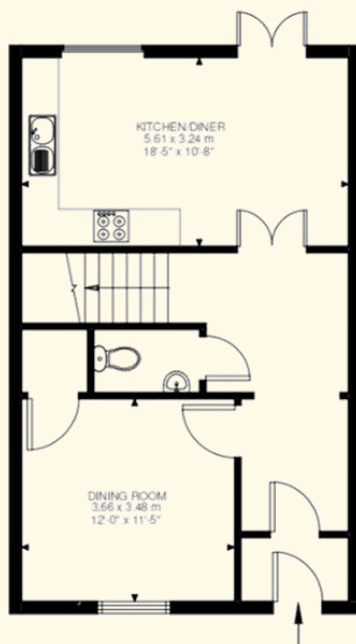


Entrance is gained via a wooden door with attractive feature glazing above and opens into a porch, the generously sized hallway sets the tone for the rest of the property, featuring attractive wood-effect flooring that flows seamlessly into the dining room and ground floor W/C. The hallway provides access to all the ground floor rooms and stairs that rise to the first floor. The dining room is of a good size and benefits from a front-aspect window, making it a bright and welcoming space. This versatile room enhances the home and could be used as a snug, office, or bedroom. The kitchen/diner is a real feature of the property, enjoying a sociable and spacious feel. It is fitted with a comprehensive range of wall and base units providing ample storage, with work surfaces over. Integrated appliances include a NEFF oven and induction hob. Additionally, a set of French doors provides access to the garden.

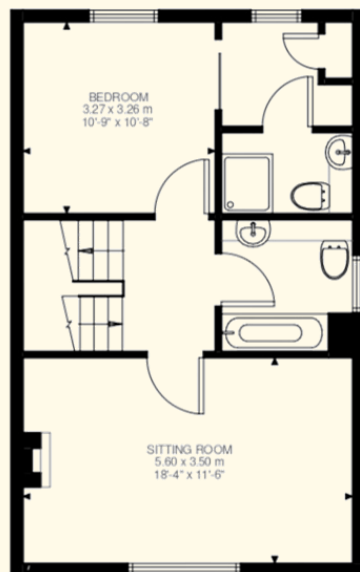
Stairs rise to the first floor, where a light and spacious landing provides access to a sitting room that receives plentiful natural light via a front-aspect window and features an attractive modern electric fireplace. The primary bedroom boasts generous dimensions and benefits from a separate dressing area and tastefully fitted en-suite facilities. Three further bedrooms are situated on the second floor, served by a shower room.

Externally, the property enjoys a delightful enclosed rear garden, laid predominantly to lawn, with a paved terrace adjoining the house that provides an ideal space for alfresco dining. To the rear of the garden, a decked area enjoys a sunny aspect for much of the day, creating a wonderful spot for relaxation. The garden also offers pedestrian access to a double garage, fitted with power and light, making it an excellent space for parking or additional storage.

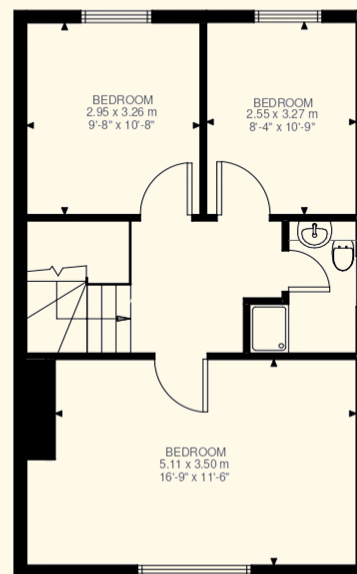
Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



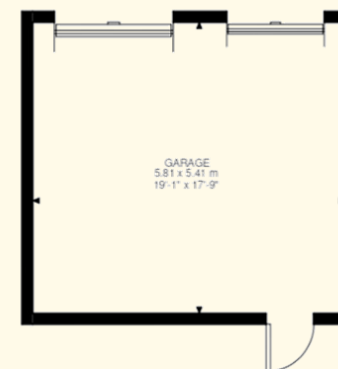
Ground Floor  
567 ft²



First Floor  
560 ft²



Second Floor  
559 ft²



**Wadebridge Square DT1**  
Approximate Gross Internal Area  
156.65 SQ.M / 1686 SQ.FT  
(EXCLUDING GARAGE)  
GARAGE 31.44 SQ.M / 338 SQ.FT  
INCLUSIVE TOTAL AREA 188.09 SQ.M / 2025 SQ.FT

**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.

#### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

#### Agents Notes:

Please note there is an annual Manco charge varying between £225 and £315 dependent upon location.  
For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

#### Services:

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

Council tax band E.

#### 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#>

#### Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.  
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

#### Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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