

Symonds
& Sampson

9 Wadebridge Lane

Poundbury, Dorchester, Dorset

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Poundbury
Dorchester
Dorset DT1 3AY

This stylish, imposing brick built home offers an elegant well-proportioned accommodation throughout with high ceilings and sash windows offering an abundance of natural light.



- Beautifully presented accommodation throughout
- Spacious kitchen/living room & utility room recently refurbished
 - Dual aspect sitting room
- Principal bedroom with en-suite shower and dressing room
 - Two balconies
- Double garage & gated driveway
 - Enclosed walled garden
 - Countryside & obelisk views

Guide Price **£975,000**

Freehold

Poundbury Sales
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THE PROPERTY

A glorious detached townhouse of mellow brick elevations under a slate roof, with accommodation over three storeys, two balconies, a walled enclosed garden, double garage and gated driveway.

ACCOMMODATION

The grandeur accommodation comprises; an entrance vestibule with a coat cupboard housing the boiler, hallway with a cloakroom and understairs storage cupboard. The impressive, triple aspect kitchen/living room provides a lovely space for entertaining and dining with double doors leading to the garden. The kitchen is well equipped with a range of cupboards, floor mounted units and work surfaces with integrated appliances comprising a DeDietrich steam oven and double oven, induction hob, dishwasher, fridge/freezer, Quooker tap and water softener. A useful utility room has plumbing and space for a washing machine and tumble dryer. The ground floor offers a double bedroom with fitted wardrobes, double doors which open onto the enclosed garden and an en-suite shower room.

On the first floor, the dual aspect sitting room is spacious with an open fire or potential for a wood burner, currently housing an electric fire. The room faces southwest and provides an abundance of light from two sides. Access to a large balcony with views over the obelisk and Poundbury.

There is a family bathroom with a bath and separate shower cubicle along with a double bedroom that includes a fitted wardrobe, and access to the first floor balcony.

On the second floor are two further bedrooms, one with an en-suite shower room and a dressing room. There is access to a 2nd balcony with distant countryside views across Poundbury and beyond. Access to a fully boarded loft.





OUTSIDE

Double gates lead to a paved parking area with access to the property and double garage via a personnel door, with up and over doors.

To the rear is a beautiful enclosed, walled garden with a pagoda. The borders are tastefully planted with many herbaceous shrubs and plants with an array of seasonal colours. Remote control lighting for the garden. Timber side gate with pedestrian access.

DIRECTIONS

What3words:///dislodge.splints.soggy

SITUATION

The property is situated on a peaceful private lane, in a convenient location close to the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Luxury Monart Spa, butcher, gallery, coffee houses, opticians, restaurants and a garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets. The 'outstanding' Thomas Hardy School is a few minutes away.

SERVICES

Mains gas, electric, water and drainage. Energy efficient gas fired central heating system.

Broadband- Ultrafast broadband is available with up to 1800 Mbps download speed.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Local Authority
Dorset Council Tel: 01305 251010



MATERIAL INFORMATION

Council Tax Band F
EPC C

Manco 3

We are advised that there is a sum of circa £220.00 pa payable to the Poundbury Estate.

Tenure
Freehold



Wadebridge Lane, Poundbury, Dorchester

Approximate Area = 1994 sq ft / 185.2 sq m

Garage = 343 sq ft / 31.8 sq m

Total = 2337 sq ft / 217 sq m

For identification only - Not to scale

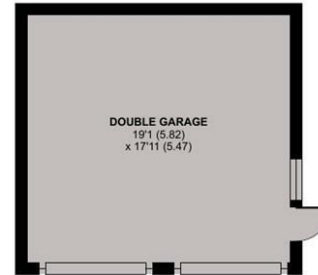
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)	87	87
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (13-28)		
For energy efficient - higher running costs		
England & Wales		
EPC Directive 2002/91/EC		



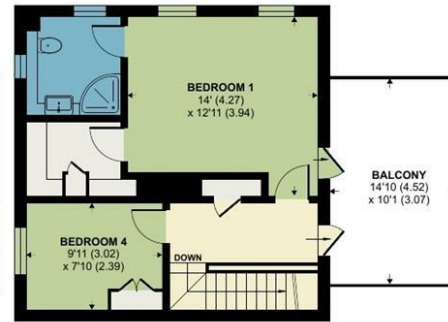
GROUND FLOOR



FIRST FLOOR



DOUBLE GARAGE
19'1 (5.82)
x 17'11 (5.47)



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2025. Produced for Symonds & Sampson. REF: 1353745



Poundbury/PGS/21.08.26



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