



13, Wadebridge Street







# 13, Wadebridge Street

Poundbury, Dorchester, Dorset, DT1 3AT

0.3 miles Queen Mother Square, Poundbury. 1 mile Dorchester Town. 13 miles Bridport.

A delightful, well-presented, 4 bed 4 bath detached house, situated in the heart of Poundbury with gated driveway and double garage.

- Beautifully presented throughout
- Triple aspect reception rooms & first floor balcony
- 4 bedrooms
- EV charging point
- 4 bathrooms
- Constructed in 2016
- Well-equipped kitchen/dining room
- Private enclosed gardens
- Close to amenities
- Freehold. CTB: F

Guide Price £870,000

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## THE PROPERTY

This beautifully presented, 3 storey house offers well-proportioned accommodation and many attractive features, such as under-floor heating across the ground floor, Oak floors above and Juliet balconies, all set under a slate roof with rendered elevations.

When entering the property you are greeted with a large entrance hallway, with stairs rising to the first floor. To the left a large, triple aspect reception room, with double French doors, leading out to the garden. The kitchen/dining room and utility room have flagstone flooring and are well appointed with a range of floor and wall mounted cupboards, with granite work surfaces. There is also a freestanding American-style fridge/freezer, Aga range cooker with hob and integrated dishwasher. The utility room has space and plumbing for a washing machine and tumble dryer as well as rear access to the garden, garage and parking. The ground floor also benefits from a bathroom with w/c, wash basin and shower.

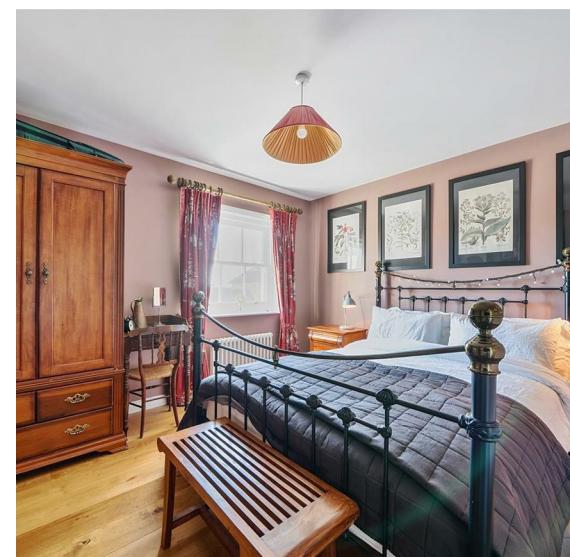
To the first floor, there is the master bedroom, with built in wardrobes and an ensuite, a small library off the landing and the sitting room to the front of the property, again with triple aspect outlook and French doors leading out onto a balcony with wrought iron railings and roofed shelter above, perfect for sitting out.

On the second floor, there are three further bedrooms, one with fitted wardrobe and ensuite with w/c, wash basin and shower and a 4th bedroom/study. There is a family bathroom on this floor, with a w/c, wash basin and bath with shower over.

## OUTSIDE

French doors lead from the reception room out onto a secluded Italianate garden, perfect for alfresco dining and entertaining, with its split and raised level. Around the sides and front of the property there are well stocked shrub borders and an elegant birch tree, with wrought iron railings at street level. Wisteria and climbing roses ensure privacy on the first-floor balcony.

Private gates lead to the large drive way and double garage, where there is ample parking.





## SITUATION

The property is situated close to the Poundbury Buttermarket and is also within walking distance to the Queen Mother Square, both of which boast a wide range of amenities, such as Waitrose, butchers, a public house, Luxury Monart Spa, opticians, a garden centre and coffee shops. Doctors and dental surgeries as well as Damers First School can be found across the Poundbury development.

Dorchester Town is only a stone's throw away and offers a mix of retail shops and eateries, including the well established Brewery Square. Dorset County Hospital and the 'outstanding' Thomas Hardy School are only a few minutes away.

## SERVICES

Mains gas, electricity, water & drainage. Under floor heating to the ground floor.

Broadband - Standard up to 8Mbps and Ultrafast up to 1800Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

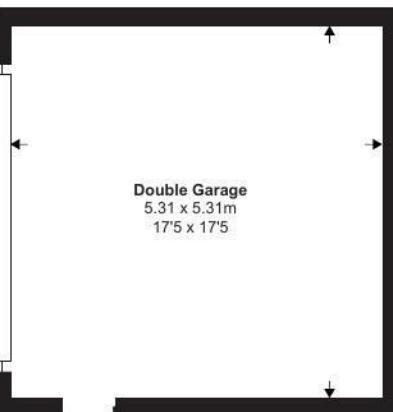
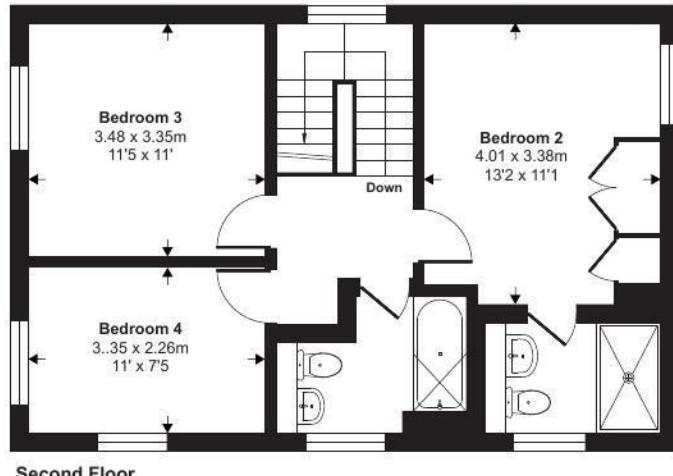
## AGENT NOTE

Manco Charge 3:

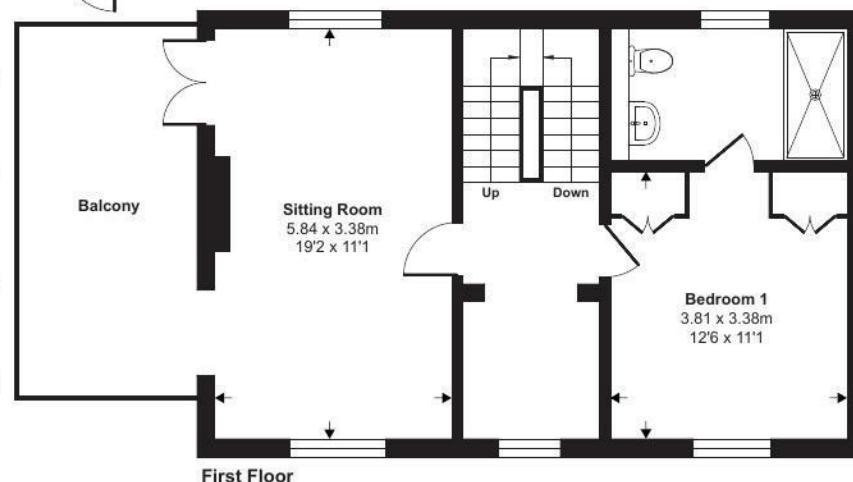
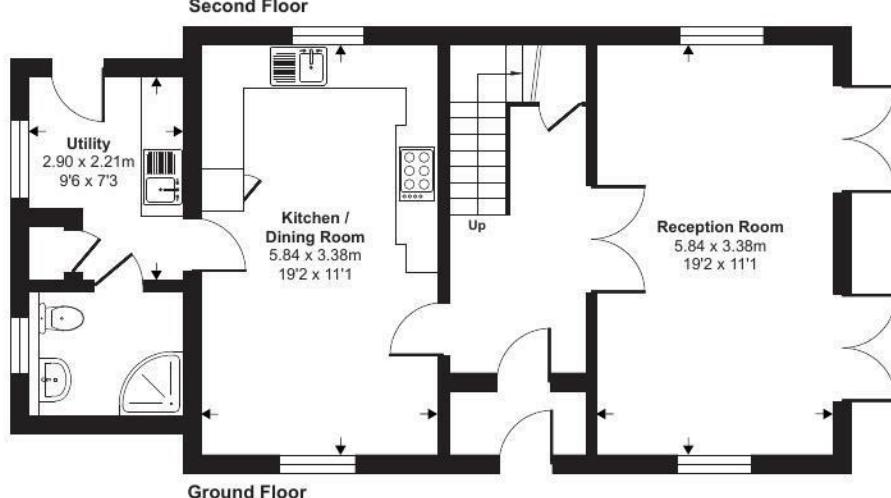
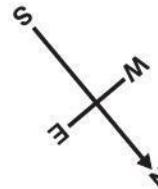
We are advised that a sum of £220.00 pa is payable to the Poundbury Estate Company.

## DIRECTIONS

From the Queen Mother Square proceed down Peverell Avenue West. At the round about take the first exit, on to Bridport Road. Continue for about 300 yards before turning right onto Inglescombe Street. Take the third left on to Wadebridge Street and the property can be found on the corner, Identified by our For Sale Board.



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1299506

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

