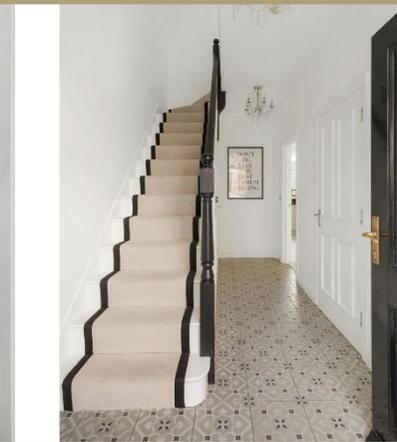




Wadebridge Square
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Set within an Area of Outstanding Natural Beauty, this beautifully presented four-bedroom home is arranged over three floors and located in the highly sought-after development of Poundbury. Finished to a high standard throughout, the property showcases a contemporary design with complementary tones, featuring an open-plan kitchen/living area, a ground-floor WC and two modern bathrooms. Externally, the property benefits from an attractively landscaped garden providing access to a double garage, currently utilised as a gym/office. EPC rating B.

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.

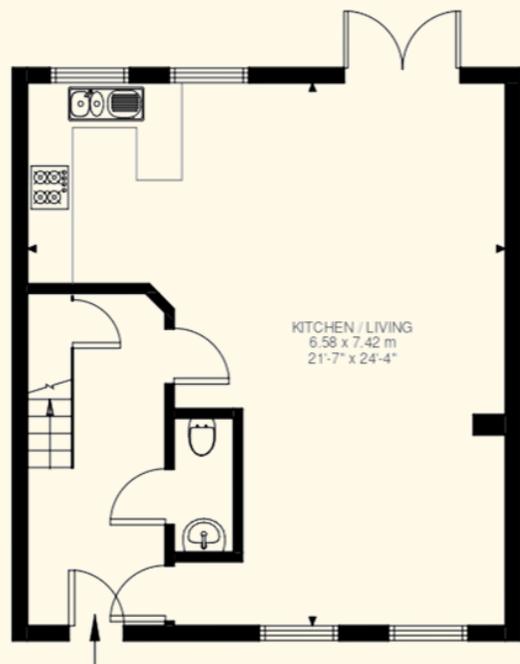
Dorchester is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. There are shopping and social facilities with cinemas, museums, 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.



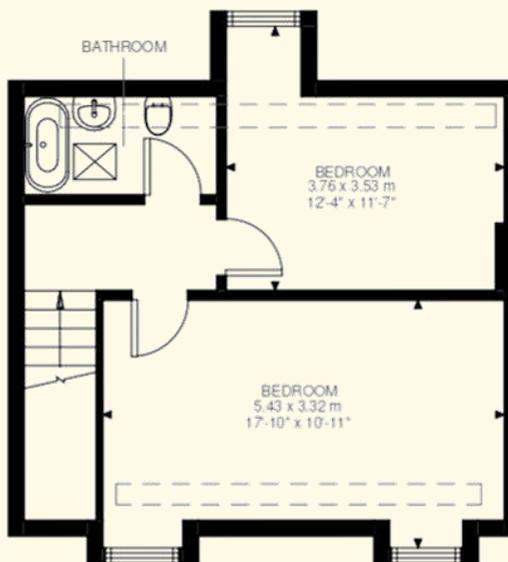
Upon entering, a hallway provides access to the ground-floor W/C and the stairs rising to the first floor, with useful under-stairs storage. A beautifully designed, open-plan kitchen/dining/living room completes the ground floor. Modern and stylish, it is well equipped with a range of wall and base units and a variety of integrated appliances. The real showstopper is the stunning Italian porcelain tiled flooring and the granite worktops, which set the tone for the rest of the home. To the rear of the kitchen, a set of double doors opens into the garden, where there is ample space for outdoor furniture.

Stairs lead to the first floor, where there are two beautifully decorated double bedrooms, each filled with natural light from generously sized windows. Bedroom Two features a cosy fireplace. The first-floor bathroom is elegantly designed, finished with porcelain tiles and a walk-in shower. The W/C sits below an inset illuminated shelf, and the handwash basin is set within a vanity unit. Stairs then rise to the second floor, providing access to Bedrooms Three and Four, as well as the second bathroom. Both bedrooms are double in size and finished in neutral tones with fitted carpets.

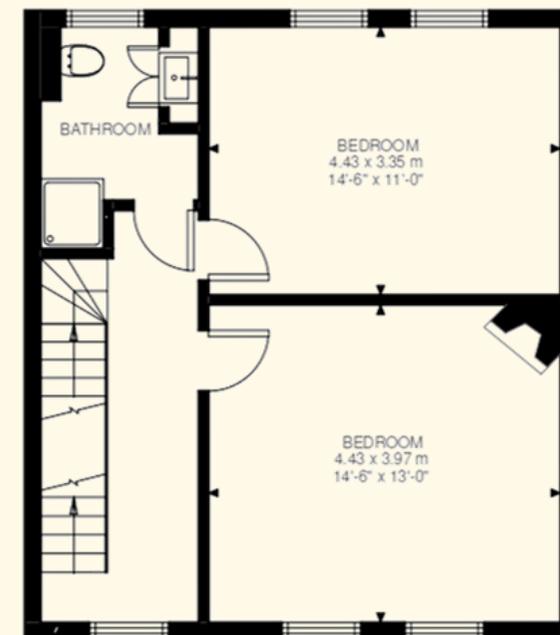
Externally, the well-presented and generously sized private garden features a well-positioned patio abutting the property, creating an ideal spot for relaxation. A variety of mature plants and shrubs enhance the space, which has been carefully designed for style and low maintenance. To the rear of the garden, a door provides access to the double garage, currently used as a gym. The garage offers excellent storage solutions and is fitted with power and lighting.



Ground Floor
530 ft²



Second Floor
418 ft²



First Floor
530 ft²



Wadebridge Square, DT1

Approximate Gross Internal Area

162.22 SQ.M / 1746 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Council tax band E.

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.

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

Services:

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

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>