



Wadebridge Lane, Poundbury
£875,000 – Price Guide





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 driveway - entered via electric gates, high ceilings, coving and beautiful windows. The driveway also opens onto an attractively 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 the accommodation of 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 gate into a paved and shrubbed front garden with stone benches, leading to the property's main entrance. From there, you are immediately taken into a lobby, offering 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/diner is fitted with a range of wall and base level units 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 granite worksurfaces, storage, space for appliances and the ground floor WC. Completing the ground floor, is the snug, a flexible space, located to the front of the property with French Doors to the front garden.

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

On the second floor, there are three further double 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 to the landing.

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 with electric gates leads to off-road parking, a double garage 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. There is also a boarded loft space.

Services:

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

The garage also has the provisions in place to easily connect utilities including running water and internet connection.

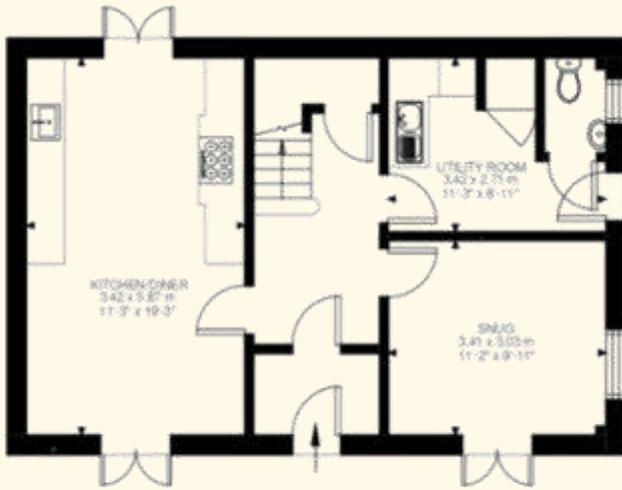
Local Authorities:

Dorset Council, County Hall, Colliton Park, Dorchester, DT1 1XJ

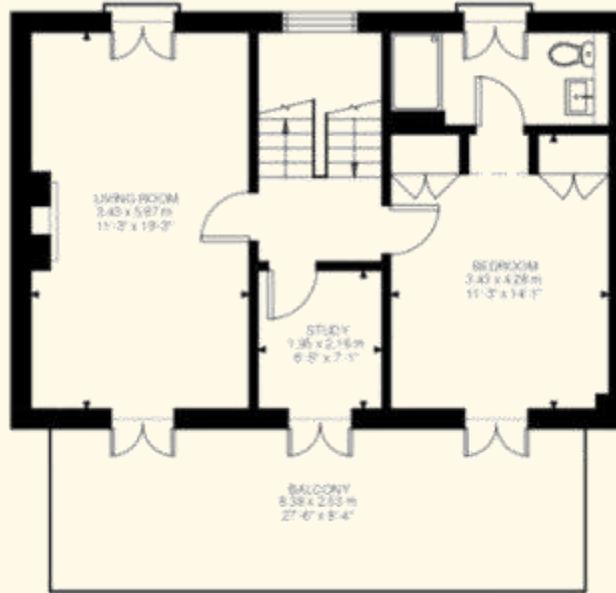
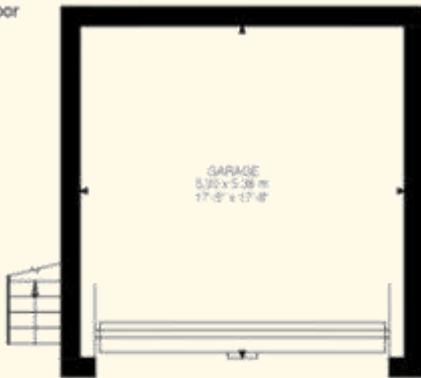
Tel: 01305 211970

Council tax band is F.





Ground Floor
576 ft²

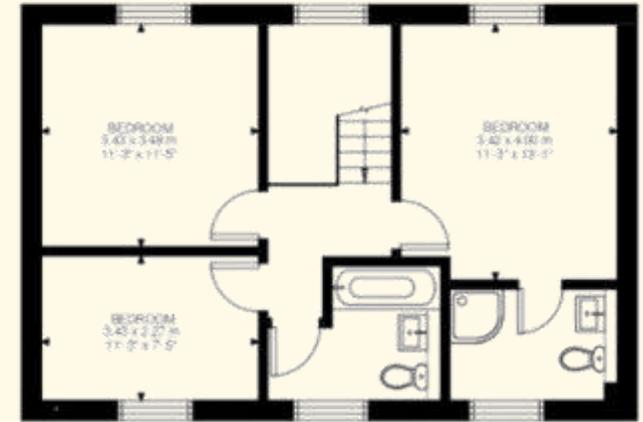


First Floor
575 ft²

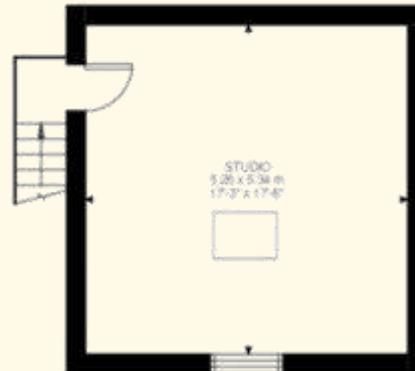
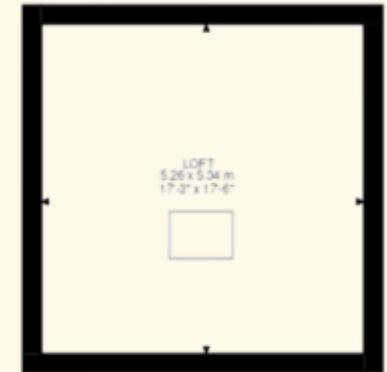
Wadebridge Lane Poundbury, DT1

Approximate Gross Internal Area
189.62 SQ.M / 2041 SQ.FT
(INCLUDING GARAGE/LOFT)
GARAGE/LOFT: 94.81 SQ.M / 1020 SQ.FT
INCLUSIVE TOTAL AREA: 246.23 SQ.M / 2656 SQ.FT
KEY: CH - Ceiling Height
[Restricted Floor Height]

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.



Second Floor
586 ft²



First Floor
304 ft²

Agents Notes:

There is an annual Manco charge of £228.00 as of 2026.

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

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/#1/intro>

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:

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

Mobile phone service varies dependent upon your provider.

Visit the Ofcom website checker for up-to-date information please visit <https://checker.ofcom.gov.uk>