



9 Wardbrook Street
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This spacious two-storey semi-detached family home is ideally located within the highly sought-after first phase of Poundbury. The property has been thoughtfully extended to create an impressive open-plan kitchen and dining area, perfect for modern family living and entertaining. Complementing its generous proportions and prime position, the home also benefits from an enclosed south-westerly facing rear garden and a double garage. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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 and garden centre. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



The entrance is via a welcoming hallway featuring stairs rising to the first floor, with access to a downstairs cloakroom and a useful storage cupboard.

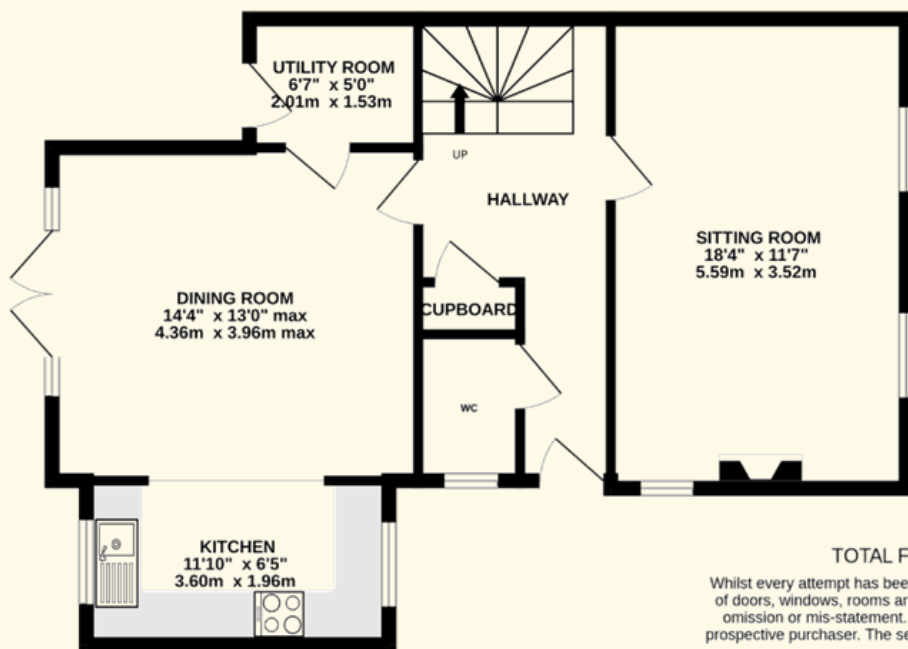
The property benefits from a generous sitting room, which enjoys an abundance of natural light from its dual-aspect windows. The room is centered around an attractive coal-effect fireplace set within a tiled surround and complemented by a wooden mantel.

The impressive kitchen diner is a true focal point of the home, with the dining area providing excellent additional living and entertaining space. The kitchen is fitted with a comprehensive range of wall and base units, offering ample storage and generous work surfaces. Further enhancing the practicality of the property is a separate utility room.

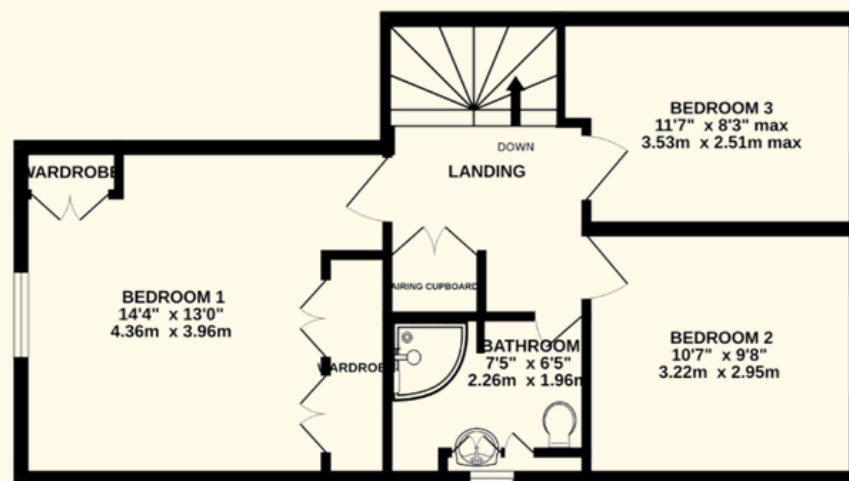
Stairs rise to the first floor, where there are three well-proportioned bedrooms, with the principal bedroom benefiting from a range of fitted wardrobes. Also located on this level is the family shower room, which is fitted with a suite comprising a low-level WC, pedestal wash hand basin and a corner shower.

Externally, the property enjoys an enclosed south-westerly facing rear garden, along with the added benefit of a double garage.

GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Services:

Mains electricity and water are connected.

Broadband and Mobile Service:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

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>

The council tax band is 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>

Agents Notes:

There is an annual Manco charge of £225. This figure is reduced to £200.00 upon receipt of an early payment

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