



Symonds
& Sampson

13 Wadebridge Street

Poundbury, Dorchester, Dorset

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Poundbury
Dorchester
Dorset DT1 3AT

Substantial detached Regency town house of elegant proportions with Loggia balcony, established gardens, gated driveway and double garage. This stunning property has a beautifully presented contemporary interior, creating a unique and charming living space.

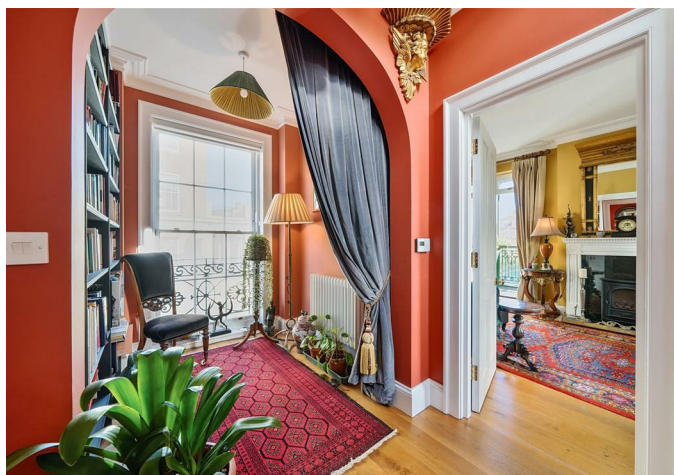


- Dual aspect reception rooms
- Spacious kitchen/dining room & utility
 - Delightful first floor balcony
 - Four bathrooms
- Attractive enclosed gardens
- Gated driveway & double garage
- Beautifully presented throughout
 - Close to Buttermarket

Guide Price £870,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A most impressive Regency style detached house offering elegant well-proportioned accommodation throughout with high ceilings and sash windows with an abundance of natural light. Built in 2016 with attractive rendered elevations under a slate roof the ground floor arched windows are a particular feature.

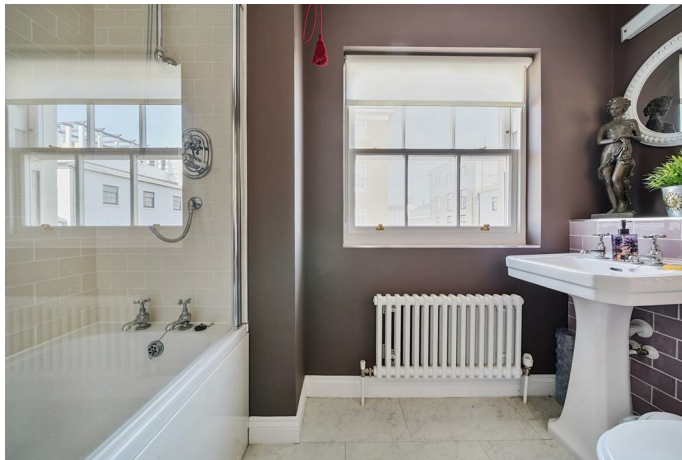
ACCOMMODATION

Set over three floors, the ground floor has underfloor heating, with natural stone flooring and comprises; an entrance vestibule, entrance hall and under stairs storage cupboard. The reception room provides a formal dining or a second sitting room, with a pair of French doors leading out to the garden. The kitchen/dining room and utility have flagstone style flooring and granite work surfaces and are extremely well equipped with a range of cupboards, floor mounted units with an integrated dishwasher, along with a freestanding American-style fridge/freezer. A door from the kitchen leads to a utility room with plumbing and space for a washing machine and tumble dryer along with plenty of storage cupboards and rear access. A sizeable cloakroom with a shower cubicle WC, handbasin and heated towel rail is accessed from the utility room.

To the first floor, a spacious landing with a small library and open study area leads to a spacious triple aspect sitting room, with coal effect gas fire and surround. Two sets of French doors open onto an elegant wisteria-clad balcony that is shaded and private when in leaf. The principal bedroom on this floor offers large fitted wardrobes and leads to a spacious ensuite bathroom with double shower cubicle.

On the second floor, there are three double bedrooms, one with the luxury of fitted wardrobes and an en-suite shower room with a double shower cubicle, WC and sink unit. There is also a family bathroom with a WC, wash hand basin and bath with over-bath shower. Access to a boarded loft space with lighting.





OUTSIDE

Externally to the side of the property is a garden area with various shrubs, climbing roses and wrought iron railings.

To the rear is a beautiful enclosed, Italianate walled garden with an elevated paved terrace seating area looking down towards an additional paved terrace. The borders are tastefully planted with many herbaceous shrubs and plants with an array of seasonal colours. An espaliered Victoria plum extends along one wall.



Double gates lead to a generous gravel parking area with an EV charging point and two garden sheds. Access to a double garage is via a personnel door, with extensive shelving and an up and over door.

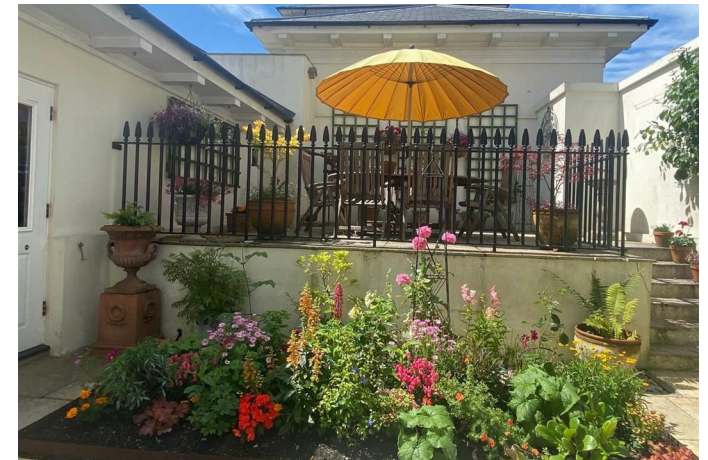
SITUATION

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.

DIRECTIONS

What3words:///shortage.driver.purifier



SERVICES

Mains drainage, electricity, gas and water.
Under floor heating to the ground floor.
Gas fired central heating system.

Broadband- Ultrafast broadband is available in the area
with 1800 Mbps download speeds

Mobile phone coverage- Network coverage is likely indoors
and outdoors
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Local Authority
Dorset Council Tel: 01305 251010

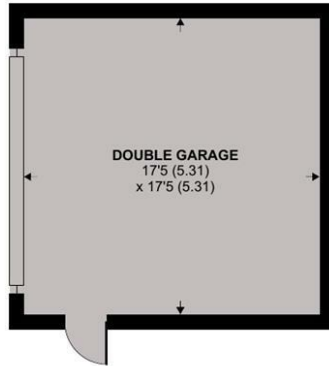
Council Tax Band: F
EPC: C

Manco Charge 3:
We are advised that a sum of £220.00 per annum is
payable to the Poundbury Estate Company.

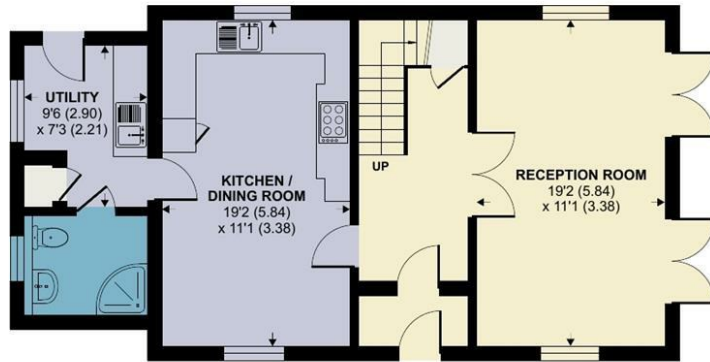
Wadebridge Street, Poundbury, Dorchester

Approximate Area = 2132 sq ft / 198 sq m (includes garage)

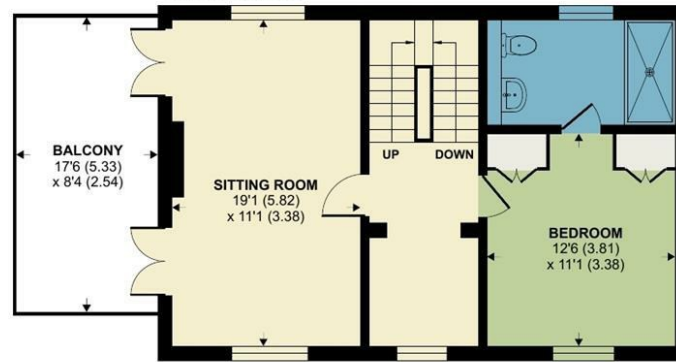
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 887966

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Energy Efficiency Rating		Current	Potential
How energy efficient is your property?			
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Less energy efficient	E		
Very less energy efficient (higher running costs)	F		
Least energy efficient	G		
Energy efficiency: higher is better			
England & Wales		76	87
EU Directive 2002/91/EC			



Poundbury/PGS/05.02.25



01305 251154

poundbury@symondssandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT