



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.

This exceptional home has been thoughtfully enhanced by its current owners, who have invested considerable care, style and attention to detail to create a property that feels both distinctive and welcoming. The result is a house of real character and individuality, offering beautifully balanced living spaces and a strong sense of design throughout.

- 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

Stags Dorchester

Dorchester,

01305 443443 | [dorchester@stags.co.uk](mailto:dorchester@stags.co.uk)

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## THE PROPERTY

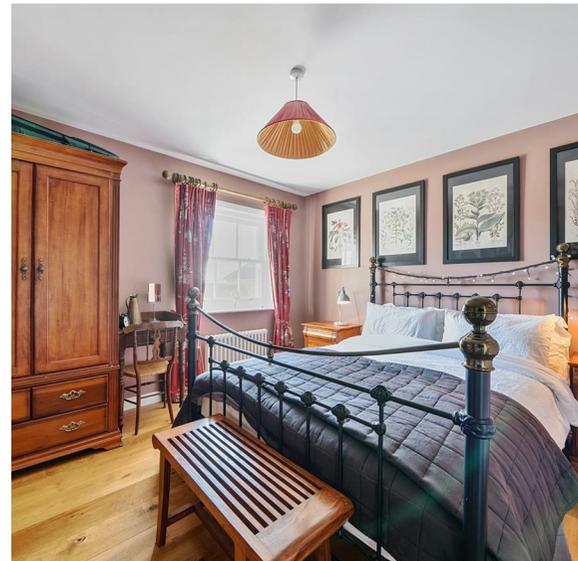
This exceptional three-storey home offers beautifully proportioned accommodation, thoughtfully arranged across three floors and finished to an excellent standard throughout. The property combines classic architectural charm with stylish modern touches, including underfloor heating throughout the ground floor, oak flooring to the upper levels and elegant Juliet balconies. Externally, the home is set beneath a slate roof with attractive rendered elevations, creating a refined and timeless appearance.

The property is entered via a generous entrance hall, which immediately sets the tone for the space and light found throughout the home, with stairs rising to the first floor. To the left lies an impressive triple-aspect reception room, a wonderfully bright and spacious room featuring double French doors opening directly onto the garden, creating an ideal space for both entertaining and everyday living.

The kitchen/dining room forms the heart of the home and is complemented by flagstone flooring and a well-designed range of floor and wall-mounted cabinetry with granite work surfaces. The kitchen is well equipped with a freestanding American-style fridge/freezer, Aga range cooker with hob and integrated dishwasher, offering both practicality and character. The adjoining utility room provides additional storage and space for a washing machine and tumble dryer, along with convenient rear access to the garden, garage and parking area. The ground floor accommodation is completed by a stylish shower room with WC and wash basin.

The first floor hosts the principal bedroom, which benefits from built-in wardrobes and an en-suite bathroom. A charming library area sits just off the landing, providing a quiet reading or study space. To the front of the property is a magnificent triple-aspect sitting room, filled with natural light and featuring French doors opening onto a balcony with wrought-iron railings and a covered roof above — a wonderful spot to sit out and enjoy the surroundings.

The second floor provides three further well-proportioned bedrooms, one of which benefits from fitted wardrobes and its own en-suite shower room with WC and wash basin. A fourth bedroom or study offers flexibility depending on requirements. A well-appointed family bathroom completes the floor, fitted with a bath with shower over, WC and wash basin.





## OUTSIDE

French doors open from the reception room onto a beautifully secluded garden, seemingly Italianate in inspiration, arranged across split and raised levels to create an elegant and intimate setting for alfresco dining and entertaining.

Private gates lead to the large drive way and double garage, where there is ample parking for several cars. The garage offers ample space for storage as well as 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:

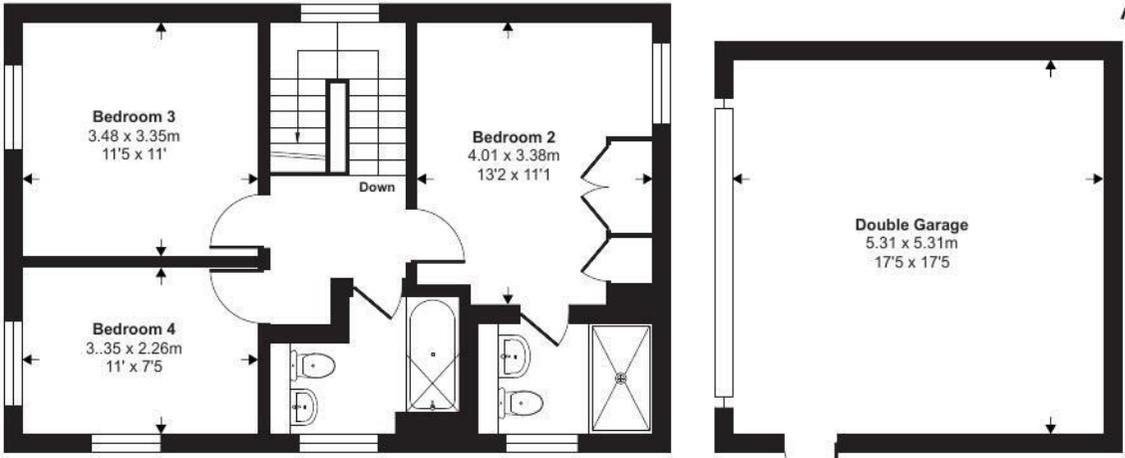
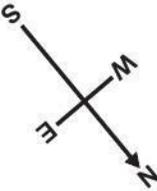
We are advised that a sum of £220.00 pa is payable to the Poundbury Estate Company.

## DIRECTIONS

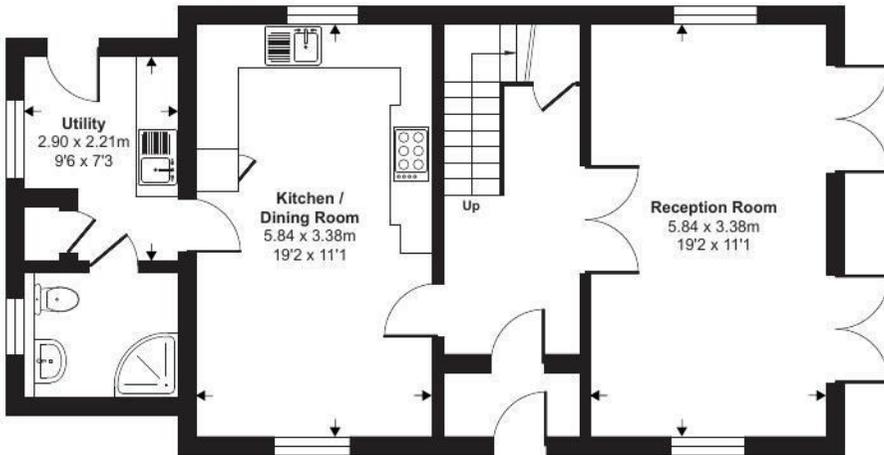
From the Queen Mother Square proceed down Peverell Avenue West. At the round about take the first exit, on to Bridport Road. Continue for about 300 yards before turning right onto Inglescombe Street. Take the third left on to Wadebridge Street and the property can be found on the corner, Identified by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

Approximate Area = 1829 sq ft / 169.9 sq m  
 Garage = 303 sq ft / 28.2 sq m  
 Total = 2132 sq ft / 198.1 sq m

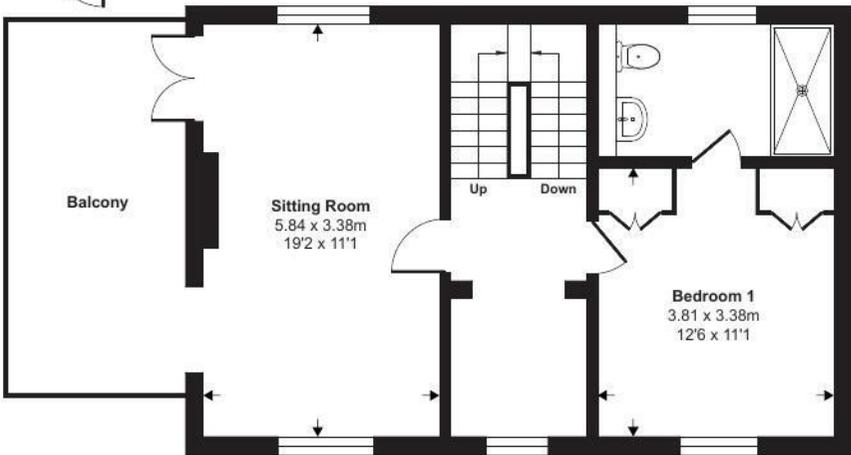
For identification only - Not to scale



Second Floor



Ground Floor



First Floor

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



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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



