



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

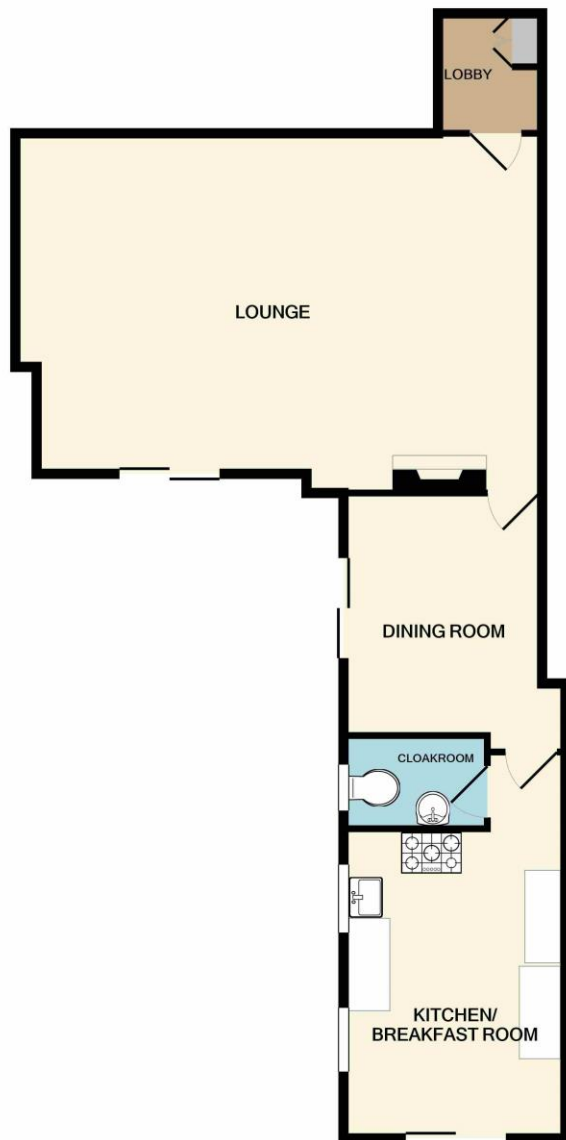
5 South Street
Wareham
Dorset
BH20 4LR
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**A VERY SPACIOUS & CHARACTERFUL 4 DOUBLE BEDROOM HOME SET
IN THE HEART OF THE SAXON WALLED TOWN OF WAREHAM
WITH A DELIGHTFUL WALLED GARDEN.
INTERNAL VIEWING HIGHLY RECOMMENDED**

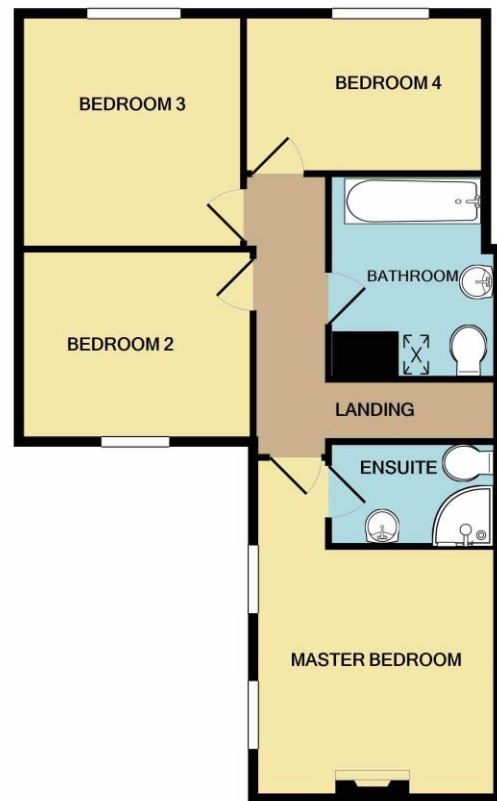


Rempstone Centre, South Street, Wareham, BH20 4LR

GUIDE PRICE £459,000



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location:

The property is set in the heart of the Saxon walled town of Wareham. The main focal point of the town is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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The Property:

This Grade II Listed home is accessed via a gate into its character walled garden, with access into the property itself through the kitchen, dining room or lounge.

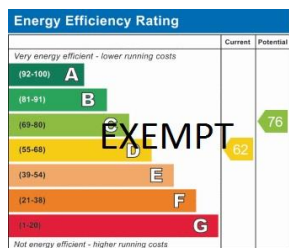
The spacious 25ft lounge has a fireplace with a log burner, UPVC double glazed patio doors to the garden, a sky light offering plenty of light. Two radiators. Access to an inner lobby & stairs. A glass panelled door leads through into the dining room.

The dining room has original strip wood flooring throughout, a radiator & double glazed patio doors out to the rear garden. A feature of the room is fitted book shelving. A small step up gives access to the kitchen.

The downstairs cloakroom has a WC & a wash hand basin. There is quarry tiled flooring throughout; a radiator, wall mounted boiler & an opaque sash window.

The country style kitchen/breakfast room is a light room with two UPVC double glazed windows & a matching sliding patio door out to the garden. The kitchen has a french oak dresser & cupboards, with a butler sink with splash back tiling with a work surface to the side. There is a five ring gas range with an extractor above. There is also space & plumbing for a washing machine & dishwasher. Space for a fridge/freezer & breakfast table & chairs. Additionally, there is access to the loft via a hatch & a heated towel rail.

Stairs lead up to the first floor accommodation. There is a cupboard by the stairs, automatic sensor lights & access to the loft via a hatch.



The spacious master bedroom has solid oak flooring throughout, two sash windows to the side aspect. There are two alcoves either side of the fireplace, one with a hanging rail & shelving. The bedroom has an en suite with a corner shower cubicle with a wall mounted shower, wash hand basin & a WC. The fully tiled room has a heated towel rail, extractor fan, inset spot lights & a shaver point with light.

The second bedroom is a double sized room with a radiator and window overlooking the rear garden.

The third bedroom is also a double sized room with a radiator and sash window to the front aspect.

The fourth bedroom could accommodate a double bed if desired but is currently being used as a home office with radiator and sash window overlooking the front aspect.

The spacious family bathroom has a suite comprising of WC, bath with a wall mounted shower attachment and a wash hand basin with splash back tiling. There is a double glazed Velux window and a heated towel rail.

Garden:

The delightful private walled garden has a patio area abutting the lounge with a path round to the side. The garden is predominately laid to lawn with borders & vegetable plots. There is a shed with stable door & a storage area

Measurements:

Lounge	25'2" (7.67m) x 17'1" (5.22m)
Dining Room	11'7" (3.53m) x 9'6" (2.90m)
Kitchen/Breakfast Room	17'7" (5.37m) x 10'7" (3.32m)
Cloakroom	6'11" (2.11m) x 3'9" (1.61m)
Bedroom 1	21'8" (6.62m) into door x 11'9" (3.59m)
En Suite	8' (2.44m) x 5'2" (1.59m)
Bedroom 2	11'2" (3.42m) x 9'2" (2.81m)
Bedroom 3	11'3" (3.43m) x 10'3" (3.14m)
Bedroom 4	11'5" (3.48m) x 7'7" (2.32m)
Bathroom	12'10" (3.93m) max x 8'2" (2.50m) max

