



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

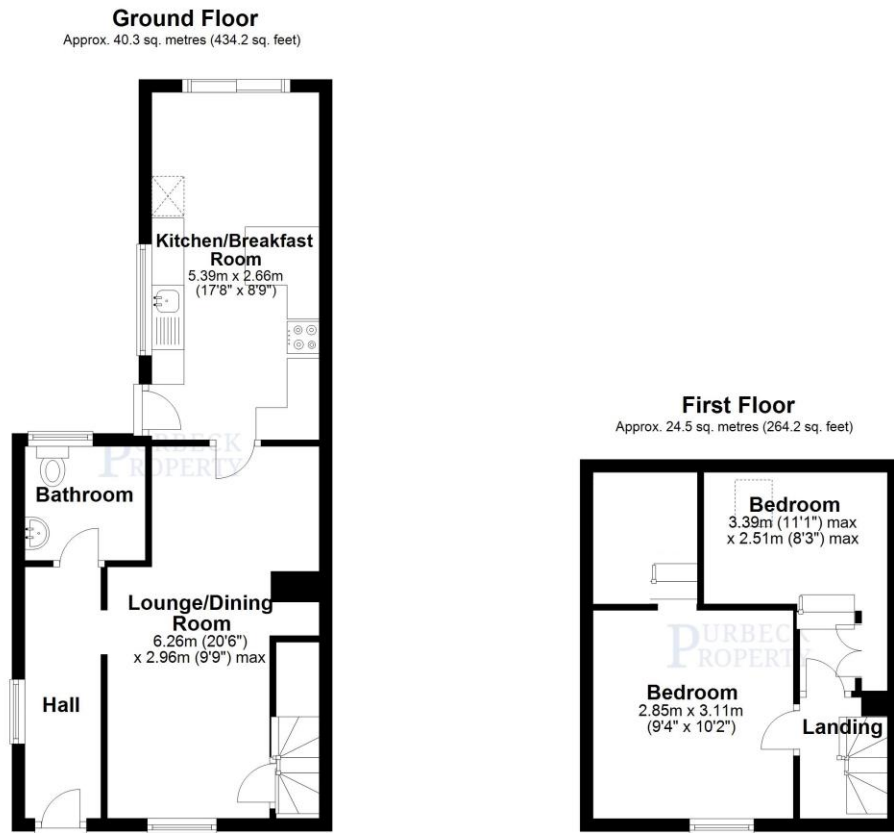
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN REFURBISHED CHARACTER COTTAGE
BUILT CIRCA 1760 (NOT LISTED) SET
IN THE HEART OF WAREHAM TOWN CENTRE &
BENEFITTING A LONG GARDEN.**



Cow Lane, Wareham, Dorset BH20 4RE

OFFERS IN EXCESS OF £330,000



Total area: approx. 64.9 sq. metres (698.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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 refurbished character home is accessed via a upvc double glazed front door leading through into the hall area which is open plan with the living room with a number of exposed beams & character features.

The focal point of the living room is the log burner set into a brick chimney breast with alcoves to either side, there is a upvc double glazed bay window to the front aspect with an electric heater beneath & an opaque upvc double glazed window to the side aspect. The dining/home office area has inset book shelves & a glass panelled door giving access to the modern kitchen.

The kitchen/diner has a modern range of cupboards at base & eye level with soft closing drawers & display cupboards. Integral appliances include a dishwasher & a washing machine with space for an upright fridge/freezer. There is freestanding cooker with double oven with a chimney style extractor hood above & splash backs behind. A sink with side drainer is set into the work surface with splash backs. A upvc double glazed door gives access to the side garden with a matching window to the side. The dining area has upvc double glazed sliding door out to the patio area with an electric heater to the side.

The downstairs bathroom has a white suite comprising of a wc, a wash hand basin & a bath with a wall mounted electric shower with splash back tiling surrounding. An opaque upvc double glazed window looks out to the rear aspect, there is

also a heated towel rail, mirror fronted medicine cabinet & an extractor fan.

From the living room stairs lead up to the first floor landing where there is access to the loft via a hatch & an internal window from the bedroom.

The master bedroom has a bay window with a upvc double glazed window, a useful alcove ideal for storage & an electric heater. Off the bedroom is an en suite cloakroom comprising of a wc & a wash hand basin with a Velux window to the rear aspect.

The second bedroom has an airing cupboard housing the hot water tank & slatted shelving & a Velux window to the rear aspect.

Garden:

The first section of the rear garden has a patio area that abuts the property with steps leading up to a raised patio area. The remainder of the garden is laid to lawn with a path leading to the rear of the garden where there is a hardstanding area ideal for a shed or summerhouse. The garden is enclosed with fencing to one side & mature hedging to the other. A gate gives access to the side of the property.

Measurements:

Living Room	21'10" (6.66m) max x 12'5" (3.80m) max
Kitchen/Diner	19'9" (5.41m) x 8'9" (2.68m)
Bedroom 1	10'2" (3.11m) x 9'3" (2.82m) max
En Suite	6'8" (2.05m) x 5'2" (1.59m)
Bedroom 2	9'8" (2.97m) max x 8'2" (2.50m)
Bathroom	6'2" (1.89m) x 5'8" (1.74m)

