



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 3 BEDROOM FAMILY HOME WITH
A LONG GARDEN & A SYLVAN OUTLOOK
BACKING ON TO A FOREST.
NO FORWARD CHAIN**



Cologne Road, Bovington, Wareham BH20 6NP

PRICE £355,000



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 Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops. Bovington is within close proximity to The Tank Museum, Money World East Dorset Golf Club, Glider Club & Lawrence of Arabia Memorial. Wareham is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. 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. There is also a market every Saturday.

Measurements:

Lounge	17'11" (5.48m) x 10'9" (3.28m)
Kitchen	13'3" (4.04m) x 10'5" (3.18m)
Conservatory	11'1" (3.38m) x 10'11" (3.37m)
Cloakroom	6'11" (2.12m) x 5'1" (1.55m)
Bedroom 1	10'4" (3.15m) x 8'11" (2.73m)
En suite	6'10" (2.01m) x 2'7" (0.79m)
Bedroom 2	11'10" (3.61m) x 10'9" (3.28m)
Bedroom 3	7'1" (2.17m) x 5'9" (1.75m)
Bathroom	6'9" (2.08m) x 5'5" (1.65m)

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The Property:

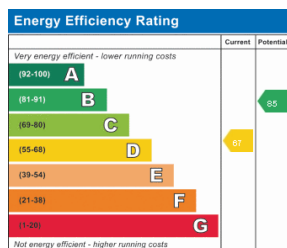
This well presented family home is accessed via a double glazed composite front door leading through into the entrance hallway which has stairs up to the first floor accommodation, understairs storage cupboard and a radiator.

The lounge enjoys a double aspect with a upvc double glazed window to the front aspect with a radiator beneath and upvc double glazed doors out to the conservatory. A feature of the room is a log burner with wood shelf above and granite base.

The conservatory is upvc double glazed constructed with a polycarbonate roof, double doors give access to the rear garden.

The kitchen has a matching range of cupboards at base and eye level with drawers. A four ring gas hob is set into the work surface with a chimney style extractor above & a fitted oven. There is space and plumbing for a washing machine, for a dishwasher & for an upright fridge/freezer. A sink with side drainer is set into the work surface. A upvc double glazed door with a matching window to the side looks out to the rear garden. The room benefits from a storage cupboard and an additional larder cupboard with shelving.

The modern downstairs shower room has a wc, a floating wash hand basin & a shower cubicle with a concertina shower door and a wall mounted shower. The fully tiled room also has an extractor fan, inset spotlights, a storage cupboard & an opaque upvc double glazed window to the front aspect.



Stairs lead up to the spacious landing which is ideal for a study area, it has a upvc double glazed window overlooking the rear garden, a radiator and access to the loft via a hatch.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath, the room benefits from a double integral wardrobe with hanging space and an additional over the stair's cupboard. Off the room is the en suite which has a wash hand basin, wc and a shower cubicle with a concertina shower door and a wall mounted electric shower. The fully tiled room also has an extractor fan & a shaver point and light.

The second bedroom is a generous sized double room with a upvc double glazed window overlooking the front aspect with a radiator beneath, the room benefits from an integral double door wardrobe with hanging rail and storage space.

The third bedroom is currently used as a home office with a upvc double glazed window overlooking the rear aspect with a radiator beneath.

The modern bathroom has a suite comprising of a wc, wash hand basin set into a vanity unit & bath with spa jets & shower attachment. The fully tiled room also benefits from under floor heating, a heated towel rail, an opaque upvc double glazed window & mirror fronted cabinet.

Parking:

There is off road parking at the front of the property on a gravel driveway.

Garden:

The rear garden has a large patio area abutting the property ideal for BBQ's & entertaining. The garden is predominately laid to lawn, enclosed by fencing with a gate giving access to the forest. There is a hard standing area ideal for greenhouse or shed. The garden also benefits from a workshop style building with sheds attached and a greenhouse at the rear.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.