



**PURBECK  
PROPERTY**

**ONLY 1% COMMISSION  
INCL VAT**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A VERY WELL PRESENTED SPACIOUS 1930'S  
EXTENDED FAMILY HOME SET WITHIN THE  
SAXON WALLS OF WAREHAM WITH A LARGE GARDEN & OFF ROAD PARKING**

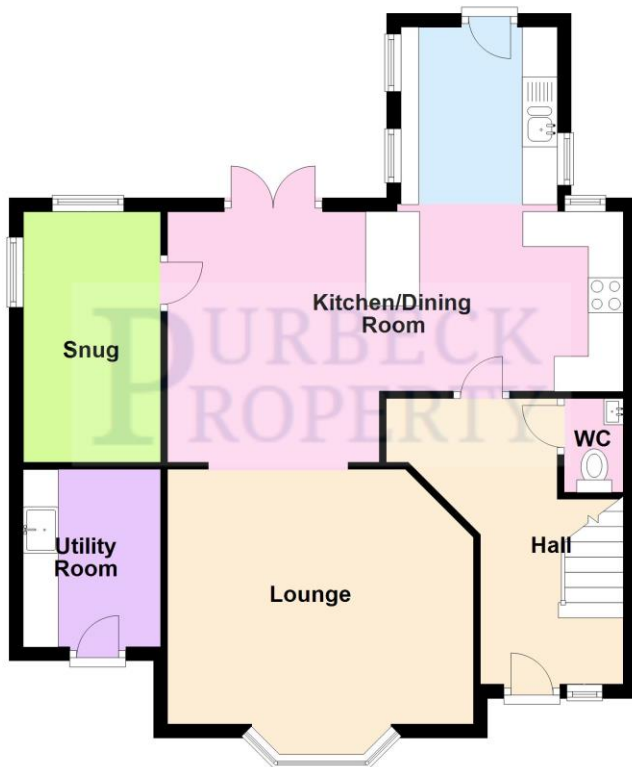




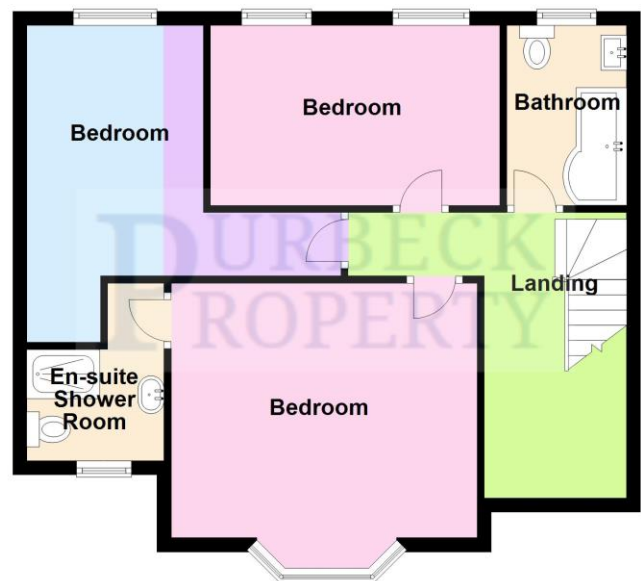
# St Martins Lane, Wareham, Dorset BH20 4HF

**PRICE £620,000**

**Ground Floor**



**First Floor**



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](http://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.

## Measurements:

Lounge	14'4" x 13'6" into bay window (4.37m x 4.11m)
Dining Area	11'11" x 9'11" (3.63m x 3.02m)
Kitchen	17'9" max x 11'5" (5.41m x 3.48m)
Home Office	11'7" x 6'4" (3.53m x 1.93m)
Utility Room	8'3" x 6'4" (2.51m x 1.93m)
Cloakroom	4'4" x 2'10" (1.32m x 0.86m)
Master Bedroom	14'4" x 13'10" into bay window (4.37m x 4.21m)
En Suite	8'0" x 6'11" (2.44m x 2.11m) L shaped
Bedroom 2	13'6" x 8'5" (4.11m x 2.56m)
Bedroom 3	14'10" max x 8'9" (4.52m x 2.66m)
Bathroom	8'5" x 5'7" (2.56m x 1.70m)

# St Martins Lane, Wareham, Dorset BH20 4HF

## PRICE £620,000

### The Property:

Set within the walls of Wareham this family home has been extended to create a modern home yet retaining its original charm.

A composite front door with a upvc double glazed window to the side gives access to the property with stairs to the first floor accommodation, under stairs storage cupboard & a cloakroom.

The highlight of the property is the open plan kitchen/diner/family room with the kitchen having a matching range of cupboards at base & eye level with a four ring ceramic hob set into the work surface with an oven below & extractor hood above. There is an integral dishwasher & space for an upright fridge/freezer. A sink with side drainer is set into the work surface with splashback surrounding. A number of upvc double glazed windows give the room plenty of light with a matching door giving access to the garden.

The dining area has upvc patio doors out to the rear garden, a continuation of the wood flooring from the kitchen & a vertical radiator. A square arch gives access to the spacious lounge which has a upvc double glazed bay window to the front aspect with a radiator beneath.

Off the dining area is the home office which enjoys a double aspect with upvc double glazed windows. At the rear of this room is the utility room which has a matching range of units, a butler sink & work surfaces.

There is space & plumbing for a washing machine, wood laminate flooring & access to the front aspect. The downstairs cloakroom has a wc & a wash hand basin. The wood flooring continues from the hallway into the cloakroom.

Upstairs the landing has access to the loft via a hatch which has Velux windows. There is also a spacious & useful storage/linen cupboard.

The master bedroom is set at the front of the property with a upvc double glazed bay window with a radiator beneath. Off the bedroom is the modern en suite which comprises of a wc, wash hand basin set into a vanity unit & a double shower cubicle with rainfall & hand held showers. There is splashback tiling, an opaque upvc double glazed window & a heated towel rail.

The second bedroom is a double sized room with two upvc double glazed windows overlooking the rear aspect. The third bedroom is also a double sized room with a upvc double glazed window to the rear aspect. There is a radiator & a useful alcove.

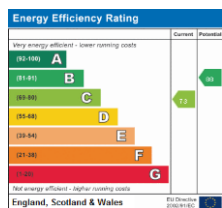
The modern bathroom comprises of a wc, a wash hand basin & a bath with a shower over. The room benefits from splash back tiling, a heated towel rail, mirror fronted cabinet & an opaque upvc double glazed window.

### Parking:

A gravelled driveway provides off road parking for a number of vehicles.

### Garden:

The large enclosed garden is predominately laid to lawn with an array of trees, shrubs & flower beds. A number of seating areas with the highlight a summer house which could be used as a home office if desired with power & light.



5 South Street,  
Wareham,  
Dorset, BH20 4LR  
sales@purbeckproperty.co.uk

Tel 01929 556660  
www.purbeckproperty.co.uk

ONLY 1% incl COMMISSION

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.