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PROPERTY**

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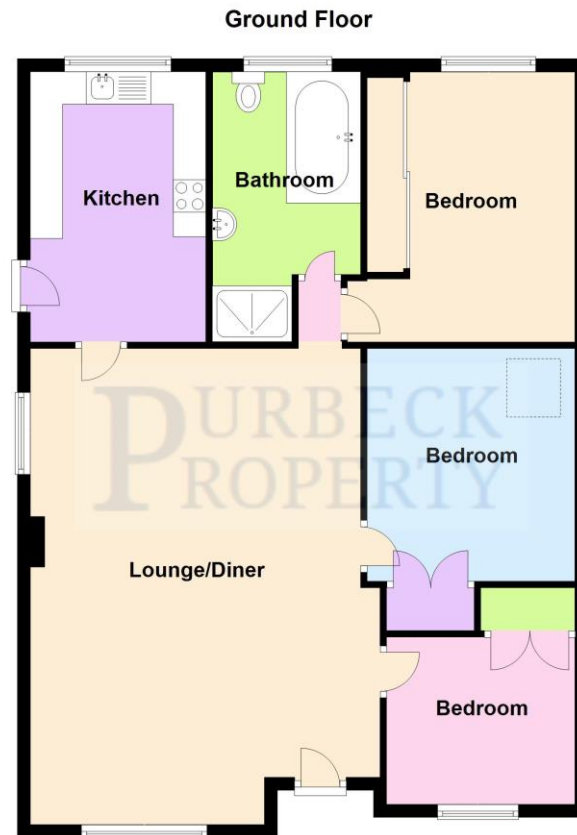
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**A DECEPTIVELY SPACIOUS & MODERN 3 BEDROOM BUNGALOW  
OVERLOOKING FIELDS IN THE PRETTY HAMLET OF EAST STOKE,  
TWIXT WAREHAM & WOOL.  
INTERNAL VIEWING RECOMMENDED**



# Middlefield Cottages, East Stoke, Wareham BH20 6BA

**PRICE £335,000**



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Plan produced using PlanUp.

## Location:

The property is set in the Hamlet of East Stoke approximately 3½ miles from the market town of Wareham & 3 miles from the popular village of Wool. Both Wool & Wareham have train stations on the main line between Weymouth & London Waterloo.

Wool has a number of local shops & Public Houses.

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 & the museum. There is also a market every Saturday.

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## PRICE £335,000

### The Property:

Set down a cul de sac with a Sylvan outlook at the front & views of neighbouring fields at the rear, this modern & spacious bungalow is accessed via a double glazed composite door.

The spacious living room enjoys a dual aspect with a upvc double glazed window to the front aspect with a radiator beneath & a matching window to the side aspect. The room also has an additional radiator & access to all of the other rooms.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. Integral appliances include a double oven, ceramic hob set on the work surface with extractor & light above. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space & plumbing for a washing machine, dishwasher & a tumble dryer, plus space for an upright fridge/freezer. A upvc double glazed window gives views of the rear garden with an opaque upvc double glazed door with a matching window to the side giving access.

The master bedroom has a upvc double glazed window out to the rear garden with view beyond to the fields & radiator beneath. A feature of the room are triple fronted sliding door wardrobes.

The second bedroom is a double sized room with a radiator, double glazed Velux window with a blind & useful

integral storage cupboards. There is also access to the loft via a hatch with a pull down ladder.

The third bedroom could be used as a double room if desired with a upvc double glazed window to the front aspect, a radiator & an integral wardrobe.

The spacious bathroom has a matching suite comprising of a large double ended bath, wc, wash hand basin & a double shower cubicle with a wall mounted electric shower. The fully tiled room also has a radiator, a heated towel rail, opaque upvc double glazed window to the rear aspect & an extractor fan.

### Parking:

The bungalow has a bricked paved driveway. (Please note that there is not a dropped kerb).

### Garden:

The front garden is laid out with easy maintenance in mind with a shingle boarder with pond & mature shrubs. The enclosed rear garden enjoys countryside views with an outlook on to neighbouring fields. The garden is predominately laid to lawn with borders, a shed & a summer house with upvc double glazed door & windows also enjoying views of the fields. The garden also has power points, outside tap & access round to the front aspect.

### Measurements:

|             |                                  |
|-------------|----------------------------------|
| Living Room | 22'5" (6.84m) x 17'1" (5.22m)    |
| Kitchen     | 13'5" (4.10m) x 8' (2.43m)       |
| Bedroom 1   | 13'7" (4.15m) x 10'7" (3.24m)    |
| Bedroom 2   | 11'9" (3.59m) x 9'8" (2.96m)     |
| Bedroom 3   | 9'5" (2.88m) x 8'6" (2.60m)      |
| Bathroom    | 13'7" (4.14m) max x 7'4" (2.25m) |

