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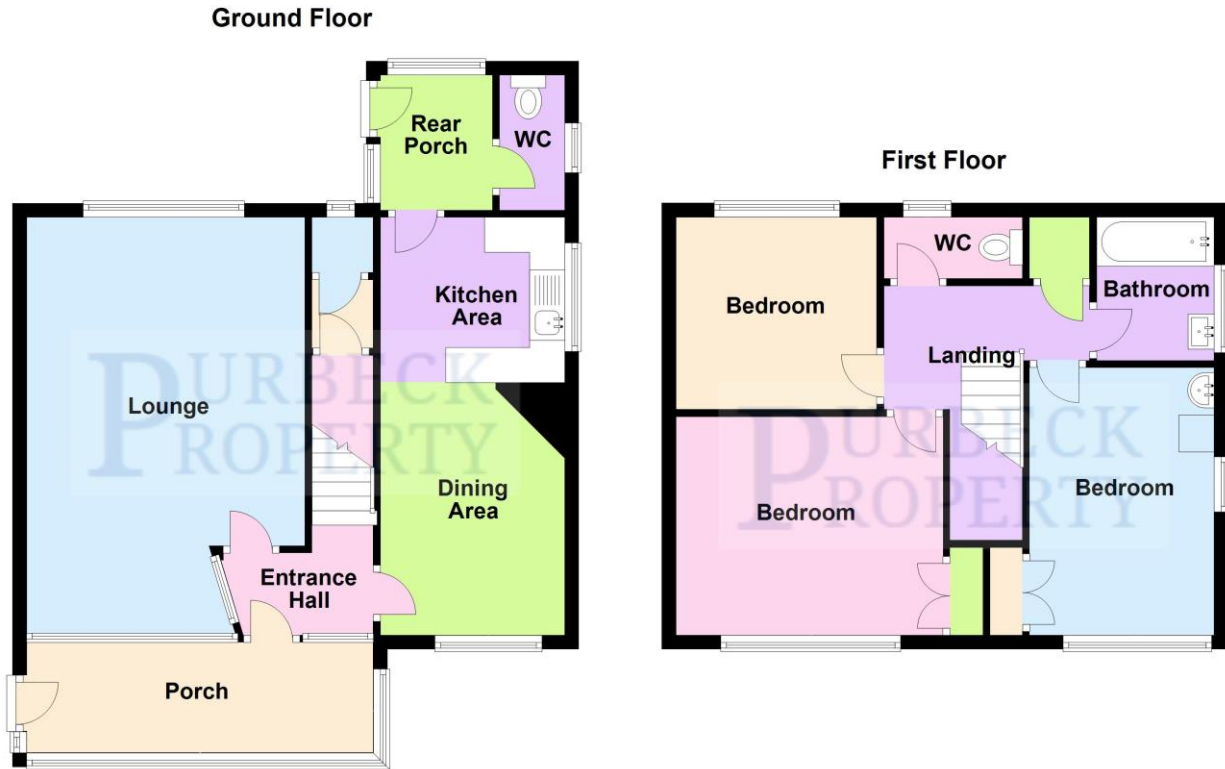
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM DETACHED FAMILY HOME SET IN THE POPULAR
HAMLET OF RIDGE JUST OUTSIDE OF
WAREHAM TOWN CENTRE.
COMPLETE MODERNISATION REQUIRED – NO FORWARD CHAIN**



Barnhill Road, Ridge, Wareham BH20 5BG

PRICE £600,000



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Plan produced using PlanUp.

Location:

Ridge is a popular peaceful & tranquil Hamlet situated on the south bank of the River Frome in between picturesque RSPB of Arne (just 3 miles down the road) & Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Wareham itself 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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The Property:

This detached family home is coming to the market for the first time, and stands on a 120' long plot. Whilst perfectly habitable, it would benefit from modernisation throughout and the long rear garden makes it ideal for extending (stpp).

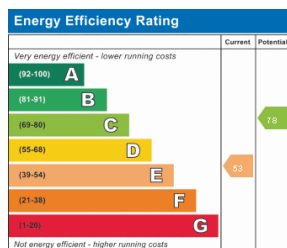
Access is through a south-facing upvc double glazed porch that extends across most of the front of the house. An opaque double glazed front door with side window leads from the porch into the entrance hallway which has stairs to the first floor landing, a door to the lounge on the left, and a door to the right leading to the dining area, kitchen and rear garden.

The double glazed, double aspect lounge runs the full depth of the property and features a bespoke Purbeck stone working fireplace with built-in log boxes.

The dining area has a double glazed south facing window to the front and inset fireplace. It leads directly into the kitchen which has an east facing double glazed window, cupboards at base and eye level, a sink with side drainer and space for an electric cooker and plumbing for a washing machine. To the side of the kitchen is a larder with window and a large walk in under-stairs storage.

A double glazed door leads from the kitchen into the back garden via a upvc double glazed porch and cloakroom.

The first floor landing leads to 3 bedrooms, a bathroom and separate cloakroom. There is an airing cupboard with shelving and a Viessmann boiler which supplies radiators



and hot water throughout the house. A hatch with pulldown ladder provides access to the loft.

The master bedroom has a double glazed south facing window and an integral wardrobe with hanging rail and storage above.

The double sized second bedroom has double glazed windows to the south facing front and the east side. It has an integral wardrobe with hanging rail and storage above, a wash hand basin and vanity unit.

Bedroom three has a double glazed window overlooking the rear garden and field beyond.

The bathroom has an opaque double glazed window on the east side, wash hand basin and bath with rainfall and handheld showers, splash-back tiling and medicine cabinet.

Garage & Parking:

A driveway leads up to a double door pitched roof garage.

Garden:

The front garden is laid to lawn with a Purbeck stone boundary wall. The rear garden backs onto fields and is laid to lawn and vegetable plots with a patio adjacent to the property. A path leads to a greenhouse and garden shed. There is access to either side of the property and an outside tap.

Measurements:

Lounge	19'6" (5.95m) x 12'7" (3.84m)
Kitchen/Diner	19'6" (5.95m) x 8'7" (2.63m)
Rear Porch	5'10" (1.8m) x 5'8" (1.73m)
Front Porch	16'1" (4.91m) x 5'1" (1.57m)
Cloakroom	5'10" (1.8m) x 3'3" (.99m)
Bedroom 1	12'6" (3.83m) x 10'7" (3.24m)
Bedroom 2	12'11" (3.95m) x 8'6" (2.61m)
Bedroom 3	9'4" (2.87m) x 8'10" (2.70m)
Bathroom	6'6" (2m) x 5'3" (1.62m)
Cloakroom	6'2" (1.89m) x 2'8" (.82m)



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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.