



**PURBECK
PROPERTY**

**ONLY 1% COMMISSION
INCL VAT**

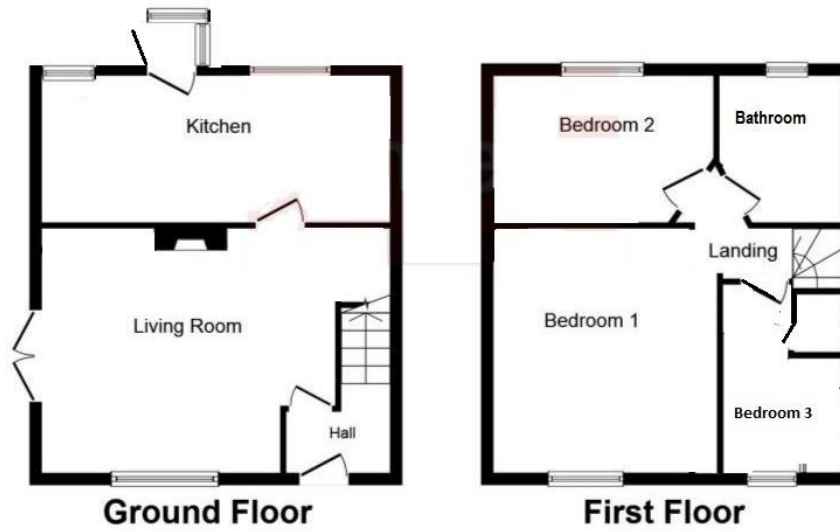
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED FAMILY HOME WITH A COTTAGE STYLE FEEL,
WITH A LARGE GARDEN SET IN THIS QUIET LOCATION
BETWEEN WAREHAM & POOLE.
POTENTIAL TO EXTEND TO REAR & SIDE (STPP).**



St Martins Hill, Holton Heath, Poole, BH16 6JP

Offers In the Region Of £400,000



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Location:

Holton Heath is in the parish of Wareham St Martin & benefits from having its own train station which is on the Weymouth to Waterloo line. The Saxon walled market Town of Wareham is 3 miles away with Poole Town Centre 6 miles away.

There are scenic country walks nearby, as well as a convenience store & a doctor's surgery at nearby Sandford. Wareham itself is a picturesque market town set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town. 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:

Set in a quiet lane this family home is accessed into a storm porch with a upvc double door giving access into the property with a matching window to the side, giving access to the hallway which has stairs to the first floor accommodation, a radiator & a glass panelled door into the living room.

The living room enjoys a dual aspect with upvc double glazed windows to the front & to the side. The main feature of this spacious room is the fireplace with space for a log burner & strip wood flooring throughout.

A stable door gives access to the kitchen which has a matching range of cupboards at base & eye level with drawers. A four ring hob is set on to the work surface with oven below & extractor hood above. Further integral appliances include a dishwasher, washer/dryer, fridge & freezer. A sink with side drainer is set into the work surface with splash back tiling surrounding & tiled flooring. There is space for a dining table & chairs if desired, a radiator & two upvc double glazed windows out to the rear garden. Off the kitchen is a porch ideally for muddy boots.

Upstairs the landing has access to the loft via hatch.

The first bedroom is a spacious room with a upvc double glazed window to the front aspect with a radiator beneath.

The second bedroom is a double sized room with a double integral mirror fronted wardrobe with a upvc double glazed window to the rear aspect & a radiator.

The third bedroom is a single sized room or could be used as a home office if desired. There is a upvc double glazed window with a radiator beneath & an integral storage cupboard.

The modern bathroom has a matching suite comprising of wc, a wash hand basin & a bath with an electric shower over. The walls & floor are tiled & there is also a heated towel & an opaque upvc double glazed window.

Garage & Parking:

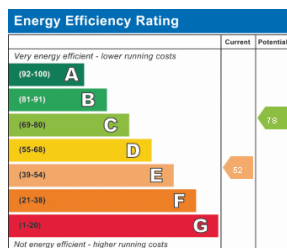
The property has a garage with an up & over door, power & light with parking available in front & a gate giving access to the garden.

Garden:

The front garden is laid out with easy maintenance in mind with decorative stones, with access to the rear garden via a gate. The delightful rear garden is predominately laid to lawn with hardstanding area around the property & raised borders. The garden has a country feel with mature trees surrounding. There is a work shop with power & light.

Measurements:

Living Room	15'4" (4.69m) x 13'5" (4.09m)
Kitchen/Diner	18'4" (5.58m) x 7'11" (2.41m)
Bedroom 1	13'5" (4.11m) max x 10'9" (3.28m)
Bedroom 2	9'10" (2.99m) x 8'1" (2.48m) max
Bedroom 3	10'10" (3.08m) max x 7'4" (2.24m)
Bathroom	6' (1.85m) x 6' (1.85m) max



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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.