



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929
556660

**A DECEPTIVELY SPACIOUS 4 BEDROOM CHALET BUNGALOW SET
IN A PRIVATE DRIVE IN A SECLUDED AREA OF STOBOROUGH,
JUST OUTSIDE OF WAREHAM TOWN CENTRE.
OFFERED WITH NO FORWARD CHAIN.**

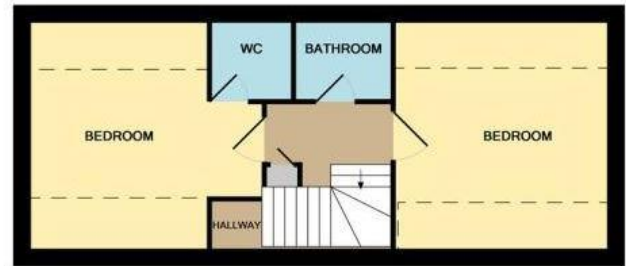


Oaklands Close, Stoborough, Wareham, BH20 5DB

PRICE £588,000



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2014

Location:

Stoborough is a popular peaceful & tranquil Village situated just outside of Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Within walking distance is a local convenience store & a bus stop. 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.

Measurements:

Lounge	21'2" (6.47m) x 11'6" (3.52m)
Dining Room	12'6" (3.81m) x 10'8" (3.27m)
Kitchen	11'2" (3.41m) x 10'8" (3.26m)
Conservatory	12'1" (3.69m) x 8' (2.44m)
Bedroom 1	14'7" (4.45m) x 14'5" (4.34m) max
En Suite	5'11" (1.82m) max x 5'4" (1.64m)
Bedroom 2	14'6" (4.44m) x 10'11" (3.33m) max
Bedroom 3	12'1" (3.69m) x 10'10" (3.31m)
Bedroom 4	10' (3.05m) x 7'7" (2.32m)
Bathroom	6'11" (2.12m) x 5'11" (1.81m)
Cloakroom	6'10" (2.08m) x 6'1" (1.86m)
Garage	18'11" (5.77m) x 9'8" (2.96m)

Oaklands Close, Stoborough, Wareham, BH20 5DB

PRICE £588,000

The Property:

The property is set in the desirable area of Stoborough located in a private drive.

The main entrance is through a double glazed front door into the spacious entrance hall which has adequate room for coat hangers and a shoe rack, there is also a radiator and wood flooring.

The spacious living room has a double glazed window to the front aspect of the property with a radiator beneath. There are a further two double glazed windows to the side aspect. The focal point of the room is the gas fireplace. There is a sliding door which opens up into the conservatory.

The conservatory is of timber construction with wooden flooring, there is a set of double doors leading out onto the patio area.

The dining room could be used as an additional bedroom if desired, there is a double glazed window to the rear aspect of the property overlooking the garden with a radiator beneath.

The kitchen has a double glazed window to the rear aspect of the property, there is a one and a quarter sink with side drainer set into the work surface below. There is a matching range of units at base and eye level with drawers. A 4 ring electric hob is set into the work surface with an extractor above & built in electric oven to the side. There is space and plumbing for a washing machine and space for a number of under the counter appliances such as fridges and freezers. There is splash back tiling surrounding the work surfaces areas. A double glazed back door gives access to the side aspect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The downstairs cloakroom comprises of a wc and wash hand basin with splashback tiling surround, there is a double glazed opaque window to the front aspect.

The downstairs accommodation has two double bedrooms with bedroom 3 having a double glazed window to the front aspect of the property with a radiator beneath. The room benefits from fitted wardrobes with hanging rails and there is a strip light.

Bedroom four has a double glazed window to the side aspect of the property with a radiator beneath.

Stairs lead up to the first floor landing, where there are two Velux windows above the stairs allowing a lot of light into the landing. There is also a large cupboard which houses the immersion heater.

The master bedroom has a double glazed window to the side aspect of the property with a radiator beneath. Doors give access to eaves storage. The en-suite comprises of a wc & a wash hand basin. A Velux window offers plenty of light.

Bedroom 2 is of a good double size and has a double glazed window to the side aspect of the property with a radiator beneath, a door gives access to the eave's storage.

The main bathroom comprises of a wc, a wash hand basin & a bath with wall mounted shower & glass shower screen. There is also a heated towel rail, extractor fan & a Velux window.

Garage & Parking:

There is parking for a number of vehicles on a gravelled driveway leading to a good sized detached pitched roof garage with up and over door, there is power and lighting and a side door.

Garden:

The garden surrounds most of the property with it being predominantly laid to lawn, with shrubs surrounding. Immediately abutting the property is a patio area ideal for alfresco dining followed by a good sized enclosed rear garden.



5 South Street, Wareham,
Dorset, BH20 4LR

sales@purbeckproperty.co.uk

Tel 01929 556660

www.purbeckproperty.co.uk

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.