



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

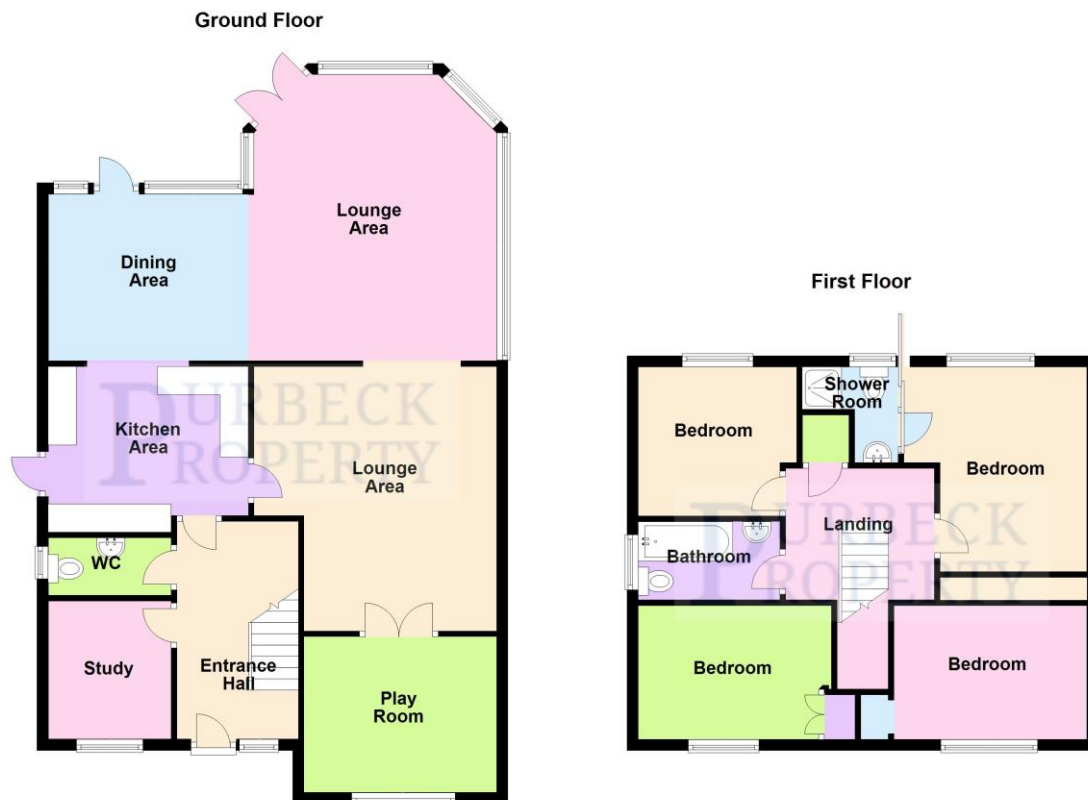
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**A SPACIOUS & VERSATILE FAMILY HOME SET IN A CUL DE SAC
IN THE VILLAGE OF BERE REGIS, BENEFITTING FROM
A 26FT DINING/FAMILY ROOM, DOUBLE GARAGE
& EXTENDED GARDEN BACKING ONTO FIELDS.**



Rye Hill Close, Bere Regis, Wareham BH20 7LU

PRICE £525,000



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Plan produced using PlanUp.

Location:

The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles north west of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

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	15'3" (4.66m) x 14'1" (4.31m) max
Kitchen	11'6" (3.53m) x 10'1" (3.07m) max
Conservatory	26'3" (8m) x 16'5" (5.30m) max narrowing to 9'10" (3m)
Play Room	11'5" (3.48m) x 9' (2.75m)
Home Office	7'11" (2.42m) x 6'11" (2.12m)
Cloakroom	6'11" (2.11m) x 2'11" (0.9m)
Master Bedroom	13'5" (4.09m) x 10'4" (3.17m) max
En Suite	5'9" (1.76m) x 5'6" (1.67m)
Bedroom 2	11'4" (3.47m) x 7'11" (2.42m)
Bedroom 3	11'1" (3.39m) x 7'11" (2.42m)
Bedroom 4	9'1" (2.79m) max x 8'6" (2.61m)
Bathroom	8'3" (2.52m) x 4'5" (1.37m)
Double Garage	19'9" (5.43m) x 16'8" (5.08m)

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The Property:

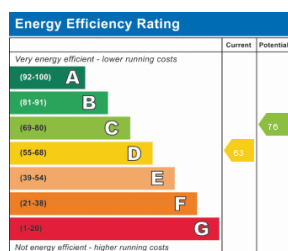
This spacious home is accessed via an opaque front door with a matching window to the side into the hallway with stairs to the first floor accommodation with under stair storage space & a radiator.

The kitchen has a matching range of cupboards at base & eye level with drawers & display shelving. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling. A four ring ceramic hob is set into the work surface with extractor above & a double oven to the side. There is space & plumbing for a dishwasher & a washing machine, plus additional under the counter appliances if required. A double glazed door gives access to the side aspect. A square arch gives access to the dining/family room.

One of the highlights of his family home is the extended dining/family room which has a continuation of the flooring from the kitchen. It has double glazed windows overlooking the garden with two sets of patio doors. There is a radiator, spotlights & space for a fridge/freezer.

The lounge has a square arch through to the dining/family room & a radiator. A feature of the room is an inset fireplace with a log burner. Double doors give access to the play room which has a double glazed window overlooking the front aspect with a radiator beneath.

The home office could be used as a downstairs bedroom if desired & has a double glazed window to the front aspect with a radiator beneath.



The downstairs cloakroom has a wc & a wash hand basin with splash back tiling. There is an opaque window to the side aspect & a radiator.

Stairs lead to the first floor accommodation where there is access to the loft via hatch & an airing cupboard housing the hot water tank with slatted shelving above.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a range of fitted wardrobes with sliding doors. Off the room is the en suite which comprises of a wc, wash hand basin set into a vanity unit with a mirrored cabinet above & shelving, plus a shower cubicle with concertina doors & a wall mounted shower. The fully tiled room also has an extractor fan, heated towel rail & an opaque window to the rear aspect.

Both bedrooms 2 & 3 are of a double size with upvc double glazed windows to the front aspect with radiators beneath. Both rooms have useful integral storage cupboards. The fourth bedroom is a single sized room with a upvc double glazed window to the rear aspect with a radiator beneath.

The family bathroom has a suite comprising of wc, wash basin & a bath with splash back tiling surrounding. The room also has a mirror fronted cabinet, shaver point & a double glazed window to the side aspect.

Garage & Parking:

The property has a double garage with a pitched roof for storage, power & light.

There is a long gravel driveway providing off road parking for a number of vehicles.

Garden:

The front garden is laid to lawn with mature shrubs surrounding. A path leads to the front door. The extended rear garden has a patio area abutting the property with the remainder laid to lawn, with mature shrubs & borders surrounding & enclosed by fencing. There is also an outside tap & lighting.

