



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

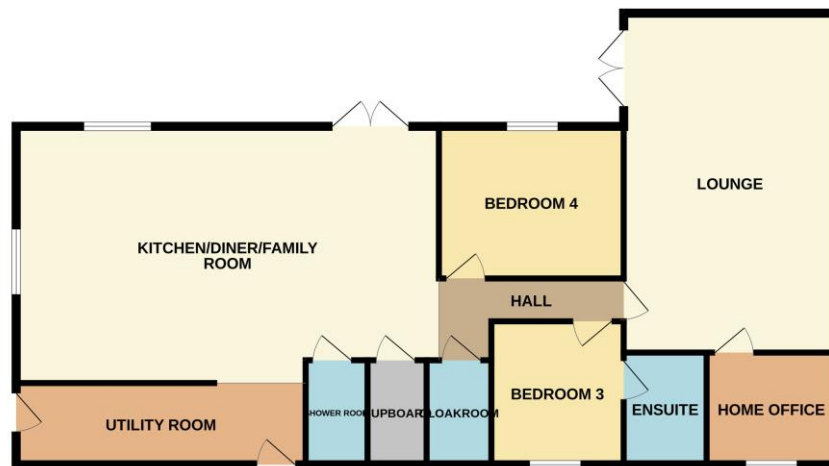
**A SPACIOUS & WELL PRESENTED 4 BEDROOM, 3 EN SUITE  
FAMILY HOME WITH A COUNTRY FEEL YET  
WITHIN WALKING DISTANCE OF WAREHAM TOWN CENTRE.  
INTERNAL VIEWING HIGHLY RECOMMENDED**



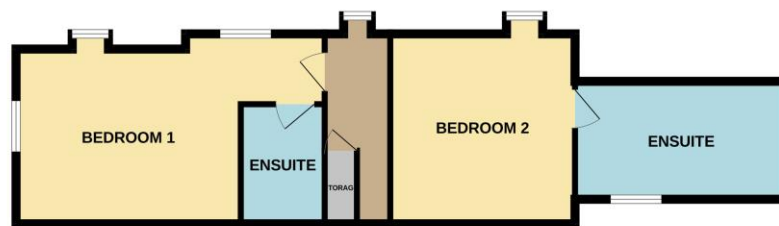
# Oak Cottage, North Bestwall Road, Wareham BH20 4HX

**PRICE £1,100,000**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location:

This delightful home is set down a private lane yet walking distance to the Saxon Walled Town of Wareham. 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 and the museum. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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## PRICE £1,100,000

### The Property:

Set in this quiet location this well presented home is accessed via a double glazed stable door leading through into the entrance vestibule which has a radiator, a feature oak square beam arch leading through into the kitchen, /diner/ family room.

This spacious & well thought out room has a matching range of cupboards at base and eye level with drawers, integral wine rack & glass display shelving. There is a five ring rangemaster, integral fridge and freezer & a dishwasher. A butlers sink with integral side drainer is set into the granite work surfaces with splashback tiling. The room enjoys a double aspect with a double glazed window overlooking the rear garden and to the side. A feature of the room is the brick built fireplace with inset double wood burner. Double glazed French doors give access to the rear garden. There is a delightful seating area with exposed brickwork and beams.

The utility room has a double glazed stable door out to the side garden/parking area. There a Velux window, radiator, space and plumbing for a washing machine and tumble drier. The floor is tiled & there is a triple door cupboard housing the boiler and a hot water tank.

An arch from the kitchen leads through with a continuation of the flooring down to the downstairs bedrooms and the lounge.

The living room enjoys a double aspect with double glazed windows overlooking the fields and double glazed patio doors leading out to the rear garden. A feature of the room is a large brick fireplace with shelving to either side and a double door log burner. There is also a radiator & exposed beams. inset spotlights.

Off the lounge is a separate home office with a double glazed window to the front aspect, a radiator, tiled flooring and exposed beams.

The property has two downstairs double bedrooms with bedroom 3 having a upvc double glazed window with a Velux window above & a radiator. The double room has an en suite which has a corner step in shower cubicle with a wall mounted overhead shower and jets, a wc & a wash hand basin. There is floor to ceiling tiling, spotlights, exposed beam, extractor fan, a double glazed Velux window & a radiator.

Bedroom 4 has a double glazed window overlooking the rear garden, a radiator and exposed beams.

Lastly downstairs is the shower room with a step in shower cubicle and a wall mounted electric shower with a concertina door. There is also an extractor fan, heated towel rail and a useful storage cupboard. Next to this room is the cloakroom which has tiled flooring. There is an wc, inset wash hand basin with splashback tiling. There is also a radiator and a double glazed Velux window.



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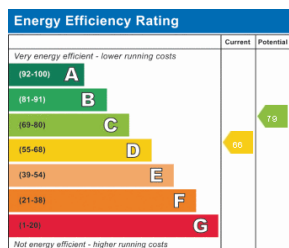
## PRICE £1,100,000

### The Property:

Stairs lead up to the first floor accommodation which has a radiator, double glazed window overlooking the rear garden and a useful integral cupboard.

The master bedroom enjoys a double aspect with a double glazed Juliet balcony to the side aspect & a double glazed window with a window seat overlooking the rear garden. The room has a double door wardrobe with hanging rail and storage space above. Off the bedroom is the en suite which has a wc, fish bowl wash hand basin on top of a vanity unit with storage below & a double door shower cubicle with a rainfall and hand held showers. There is also a chrome heated towel rail, inset spotlights, extractor fan and access to the loft via a hatch.

The second bedroom is a double sized room with a double glazed window with window seat overlooking the rear garden. The room also benefits from an integral wardrobe with hanging rail and storage space. Off the room is a spacious en suite comprising of wc, wash hand basin, bath with a wall mounted shower & splashback tiling surrounding. There is a double glazed window to the front aspect, exposed beams, extractor fan, inset spotlights and underneath storage space, there is also access to the loft via a hatch.



### Garage & Parking:

The property has a gravelled driveway providing parking for a number of vehicles leading up to the double pitched roof garage.

### Garden:

A gate from the road gives access to the path leading up to the front door. To the side is a wood store & a shed with power and light. The gravelled path leads round to the side of the property.

The back garden is predominately laid to lawn & enclosed by fencing. There is a large patio area abutting the property. There is an outside tap & lighting.

Set in a private garden adjacent to the property sits a delightful Shepherds Hut with a wood burner.

### Measurements:

Kitchen/Diner	27'4" (8.34m) x 16'11" (5.17m)
Lounge	26'5" (8.05m) x 13'8" (4.18m)
Utility Room	15'6" (4.73m) x 5'2" (1.58m)
Home Office	7'1" (2.15m) x 6'6" (1.98m)
Cloakroom	5'1" (1.56m) x 3' (0.93m)
Shower Room	5'1" (1.57m) x 2'7" (0.80m)
Bedroom 1	12'4" (3.76m) x 20' (6.10m)
En Suite	7'10" (2.39m) x 5'5" (1.66m)
Bedroom 2	12'4" (3.76m) x 12' (3.66m)
En Suite	13'7" (4.16m) x 7'5" (2.26m)
Bedroom 3	9'8" (2.95m) x 8'6" (2.60m)
En Suite	7'1" (2.16m) x 6'5" (1.98m)
Bedroom 4	12' (3.66m) x 9'10" (3.01m)
Double Garage	17'11" (5.46m) x 17'10" (5.45m)



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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.