



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A DELIGHTFUL GRADE II LISTED COTTAGE SET IN THIS
TRANQUIL VILLAGE, WITH THE BENEFIT OF A LARGE GARDEN.
SOME UPDATING REQUIRED
NO FORWARD CHAIN**



September Cottage, Briantspuddle, Dorchester DT2 7HS

PRICE £365,000



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:

Sit on the banks of the River Piddle, Briantspuddle is a tranquil village North West of Wareham. Close by is the village of Bere Regis & Bovington. The village has a post office village store & village hall with a number of activities & events. The nearest train stations are at Wool & Moreton which are on the main Weymouth to London Waterloo Line.

The nearest main town is at Wareham which is a Saxon Walled town with its own train station. 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. There is also a market every Saturday.

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The Property:

This character cottage is accessed via an opaque front door through into an entrance vestibule with a further door into the living room.

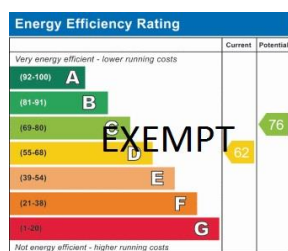
The spacious living room has a secondary glazed window to the front aspect, an electric storage heater and an understairs storage cupboard. A feature of the room is an open fireplace with brick surround & base with a wood frame above.

The kitchen/diner enjoys a double aspect with secondary glazed windows to the front and side. There is a matching range of cupboards at base and eye level. There is space for an upright electric cooker & space for an upright fridge/freezer. A one and a quarter bowl sink is set into the work surface with splashback tiling surrounding. There is also a pantry cupboard with shelving & an electric storage heater.

The conservatory is of wooden double glazed construction with double doors leading out into the rear garden & a polycarbonate roof. The floor is tiled.

The downstairs bedroom has a secondary glazed window to the rear aspect of the property and a fitted wardrobe with concertina door, hanging rails and shelving.

The bathroom comprises of a bath with splashback tiling, a wash hand basin and a wc. There is an opaque window to the rear aspect of the property, a water heater, a heated towel rail. And an extractor fan.



Stairs lead up to the first floor landing, where there is a secondary glazed window to the rear aspect, an airing cupboard with slatted shelving and a hot water tank.

The master bedroom has two secondary glazed windows to the front aspect of the property. There is a chimney breast and double fitted concertina door wardrobes, an integral wardrobe and access to the loft via a hatch.

Parking:

A farm gate gives access to the driveway which is laid to gravel.

Garden:

The extensive rear garden is private & enclosed. It is laid to lawn with a number of mature shrubs and fruit trees. There are two sheds at the end of the garden of which one is used as a workshop.

Abutting the property is a patio area & a polycarbonate covered area ideal for hanging out washing. There is an outside toilet with a utility shed next to it with space & plumbing for a washing machine. At the end of the driveway is a greenhouse and a gardener's shed.

Measurements:

Living Room	14'7" (4.46m) x 12'9" (3.90m)
Kitchen/Diner	16'2" (4.93m) x 9'10" (3.01m)
Conservatory	15'3" (4.65m) x 8'2" (2.49m)
Bedroom 1	15'9" (4.82m) x 12'6" (3.83m)
Bedroom 2	11'2" (3.42m) x 9'1" (2.78m)
Bathroom	6'11" (2.12m) x 8'9" (2.69m)

Please note that all rooms are taken at maximum measurements as all rooms are irregular sizes.

