



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

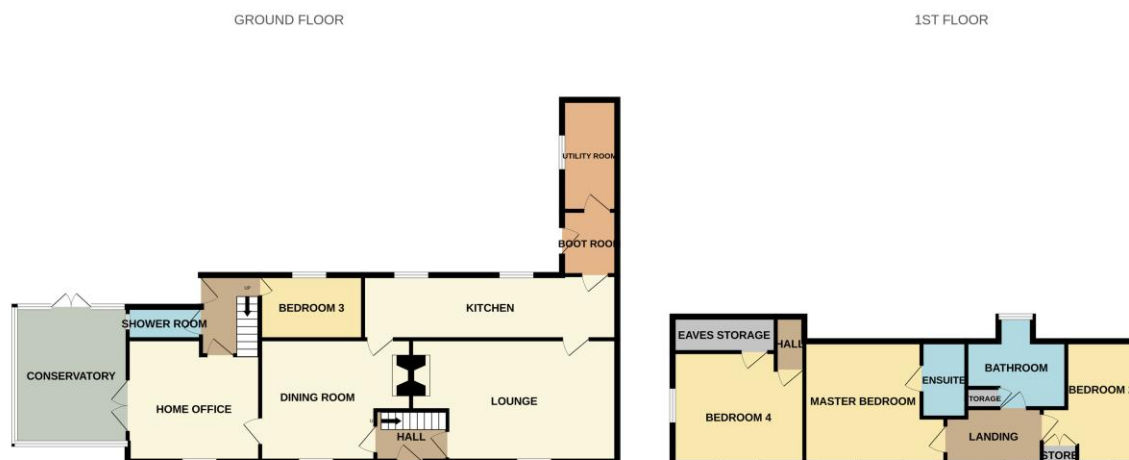
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**A CHARACTERFUL 4 BEDROOM COTTAGE WITH A DELIGHTFUL GARDEN
SET IN THE HAMLET OF EAST BURTON JUST OUTSIDE
OF THE VILLAGE OF WOOL.
VIEWING HIGHLY RECOMMENDED**



East Burton Road, Wool, Wareham BH20 6HE

PRICE £675,000



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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Garden:

The delightful garden is laid out in different sections with a patio area abutting the property, laid to lawn with a number of planters with mature shrubs & a gardeners shed. There is a seating area with outside lighting and power points abutting the garage with an extensive patio area to the rear with an undercover BBQ area. The enclosed middle garden has a large shed, a greenhouse with a large lawned area & fruit trees. The rear garden is very private & provides a tranquil area with a pond with a stream on the rear boundary.

Location:

This delightful cottage is located in the Hamlet of East Burton just outside of the village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

Wareham 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.

Measurements:

Lounge	13'3" (4.06m) x 11'11" (3.64m)
Dining Room	14' (4.26m) x 12' (3.66m)
Home Office	12'10" (3.92m) x 11'5" (3.50m)
Conservatory	13'6" (4.13m) x 11'1" (3.40m)
Kitchen	24'9" (7.56m) x 6'2" (1.89m)
Utility Room	11'7" (3.54m) x 5'9" (1.77m)
Boot Room	6'4" (1.94m) x 5'5" (1.66m)
Bedroom 1	13'8" (4.17m) x 12'3" (3.74m)
En Suite	7'2" (2.18m) x 4'6" (1.37m)
Bedroom 2	12' (3.66m) x 9'3" (2.82m) at max
Bedroom 3 (D/S)	9'11" (3.03m) x 6'6" (1.99m)
Bedroom 4	12'9" (3.90m) x 11'6" (3.51m)
Bathroom	10'4" (3.15m) x 9'4" (2.86m)
Shower Room	6' (1.85m) x 4'8" (1.43m)
Garage	15'8" (4.78m) x 8'8" (2.64m)
Workshop	15'2" (4.64m) x 8'6" (2.59m)
Hobbies Room	17'4" (3.28m) x 9'9" (2.99m)

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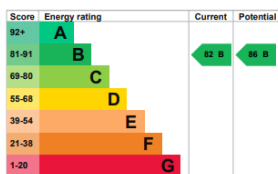
The Property:

This spacious characterful cottage is accessed at the front into an entrance vestibule with stairs up to the first floor accommodation. To the side is the lounge which has a upvc double glazed window to the front aspect & a radiator. The feature of the room is a delightful Purbeck stone fireplace with a log burner with a bread oven to the side & alcoves. The spacious dining room has a upvc double glazed window to the front aspect, a radiator & a fireplace with brick surround.

The kitchen is based at the rear with a matching range of cupboards at base and eye level with a five ring gas Aga. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. A window gives views of the rear garden. There is a radiator, space for dishwasher, space for under counter fridge, a fitted dresser with plate shelving racks and cupboards to either side. Off the kitchen is the boot room with tiled flooring and door out to rear garden. The tiled flooring continues into the utility room which has a butlers sink, cupboards at base and eye level, space and plumbing for a washing machine & for an upright fridge/freezer. A window gives views of the garden.

The home office could be used as an additional sitting room & has a double glazed window to the front aspect, a radiator and double patio doors out to the conservatory.

The upvc double glazed conservatory has a polycarbonate roof, tiled flooring, a radiator & double doors out to the rear garden. An inner hallway gives access to the ground floor bedroom, shower room & stairs giving access to the first floor accommodation.



The downstairs bedroom has a window overlooking the rear garden with a window seat beneath & a radiator.

The downstairs shower room has a corner shower cubicle with a wall mounted electric shower, a wc & a wash hand basin. The walls are fully tiled & has tiled flooring, a heated towel rail & an extractor fan.

The fourth bedroom is a double room with a upvc double glazed window to the front aspect & a matching window to the side. There is a radiator & a very useful loft storage space with lights.

Stairs lead up from the entrance vestibule to a landing where the master bedroom has strip wood beams, a upvc double glazed window with window seats to the front aspect & a radiator. Off the room is an en suite which has a wash hand basin, a wc, & a shower cubicle with wall mounted shower with splash back tiling.

The second bedroom has a upvc double glazed window to the front aspect with a window seat, a radiator & a double door integral wardrobe with hanging and storage above.

The bathroom has a wash hand basin set into a vanity unit with storage below, a wc & a bath with a shower attachment with splashback tiling surrounding. There is access to the loft via a hatch, upvc double glazed window to the rear aspect, a heated towel rail, extractor fan & an airing cupboard with shelving.

Garage/Workshop & Parking:

A Farm gate leads on to a gravel driveway which provides off road parking with turning bays. Double doors give access to a pitched roof garage which has been converted into two workshops with solar panels. There is power & light, it is currently used as a workshop and is in two sections with glass panelled doors out to the rear garden, tiled flooring, upvc double glazed windows to the front with electric heater behind. Stairs lead up to a hobbies room with. The whole building could be used as annex if desired & subject to the relevant planning permissions.

