



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A DECEPTIVELY SPACIOUS 3 BEDROOM, 2 RECEPTION, 2 BATHROOM HOME  
SET IN THE SOUGHT AFTER STOBOROUGH MEADOW DEVELOPMENT  
ON THE OUTSKIRTS OF WAREHAM TOWN CENTRE.  
NO FORWARD CHAIN**





# Stoborough Meadow, Stoborough, Wareham BH20 5HP

## PRICE £420,000



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

### 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	16'6" (5.04m) x 11'8" (3.55m)
Dining Room	13'4" (4.06m) x 8'6" (2.59m)
Kitchen	9'1" (2.78m) x 8'11" (2.72m)
Conservatory	9'9" (2.98m) x 7'11" (2.41m)
Cloakroom	5'2" (1.58m) x 3' (0.93m)
Bedroom 1	16'6" (5.04m) x 9'1" (2.77m)
En Suite	6'2" (1.88m) x 5'2" (1.58m)
Bedroom 2	10'5" (3.18m) x 8'10" (2.71m)
Bedroom 3	8'9" (2.68m) x 7'1" (2.16m)
Bathroom	7'3" (2.22m) x 6'8" (2.05m)

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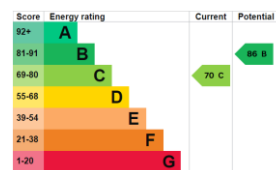
### The Property:

The deceptively spacious home is well presented & accessed via a front door with an opaque window leading through into entrance hallway with stairs up to first floor accommodation, a radiator & a modern downstairs cloakroom comprising of a wc & a wash hand basin with splashback tiling surrounding. There is also an opaque double-glazed window to front the aspect & a radiator.

The kitchen has a matching range of units at base & eye level with soft closing drawers. A four-gas hob is set into the work surface with a double oven below & a chimney style extractor hood above. There is space & plumbing for a washing machine, space for under the counter fridge & freezer. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. The floor is tiled & there is a double-glazed window to the front aspect.

The lounge has a double-glazed window to the side aspect & a double panelled radiator. A feature of the room is a brick fireplace with wood shelf above with space for an inset gas fire. A double-glazed window overlooks the rear garden with a radiator beneath. The room benefits from a spacious understairs storage cupboard & a square arch giving access to the dining room. Double doors lead out into the conservatory which is upvc double glazed constructed with dwarf brickwork and electrical points.

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



The master bedroom has a double-glazed window overlooking the rear garden with a radiator beneath & a triple fitted mirror fronted wardrobe. The room benefits from a modern en suite comprising of a wc, a wash hand basin set into vanity unit & a shower cubicle with a wall mounted electric shower, heated towel rail, opaque double-glazed window to side aspect and extractor fan.

The second bedroom is a double sized room with a double-glazed window to the front aspect with a radiator beneath, there is an open wardrobe with a shelf & hanging rail. The third bedroom has a double-glazed window overlooking the rear garden with a radiator beneath, it's a generous sized single room or could be used as a home office.

The family bathroom has a wc, a wash hand basin & a bath with a shower attachment with splashback tiling surrounding. There is an opaque double-glazed window to the front aspect, a radiator & an extractor fan.

### Garage & Car Port:

The property is conveyed with both a garage & a carport both having electrical points with the garage having an up & over door, light & a useable loft space that stretches over the car port.

### Garden:

The rear garden has a patio area abutting the property, it's laid out with easy maintenance in mind with gravel and slabs leading through to a gate with access into the carport.

### Agents Note:

Please note the double oven was installed in 2023 with the en suite new in 2024.



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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 obtaining 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.