



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN EXCEPTIONAL 4 DOUBLE BEDROOM, 3 RECEPTION CHALET BUNGALOW SET AT
THE END OF A CUL DE SAC IN THE SOUGHT AFTER HAMLET OF RIDGE,
JUST ALONG THE RIVER FROME FROM WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Barndale Drive, Ridge, Wareham Dorset BH20 5BX

PRICE £699,950



Location:

Ridge is a popular peaceful & tranquil Hamlet situated on the south bank of the River Frome in between picturesque RSPB of Arne (just 3 miles down the road) & Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. 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.

Garden:

The enclosed rear garden has an extensive patio area abutting the property. It is laid to lawn with a number of mature shrubs surrounding with the rear of the garden laid with patio slabs with a sunken garden pond. The front garden has a brick paved path leading up to the front door, electrical points & laid to lawn with a number of mature shrubs surrounding.

Measurements:

Lounge	20'11" (6.38m) x 11'11" (3.64m)
Dining Room	10'10" (3.31m) x 10'10" (3.31m)
Kitchen	20'5" (6.24m) x 14'1" (4.29m)
Utility Room	9'6" (2.91m) x 6'4" (1.93m)
Conservatory	12'10" (3.91m) x 9'2" (2.81m)
3 rd Reception	13'4" (4.07m) x 10'4" (3.17m)
Cloakroom	8'10" (2.69m) x 2'11" (0.89m)
Bedroom 1	13'4" (4.07m) x 11'10" (3.62m)
En suite	9'10" (3.0m) x 6'1" (1.85m)
Bedroom 2	12'10" (3.42m) x 10'10" (3.31m)
Bedroom 3	19'5" (5.93m) x 15'2" (4.64m) max
En suite	8'11" (2.73m) x 7'9" (2.38m)
Bedroom 4	15'2" (4.64m) x 13'1" (4.00m)
Bathroom	7'6" (2.30m) x 7' (2.14m)
Dble Garage	18' (4.89m) x 17'11" (5.47m)
Workshop	21'10" (6.67m) x 10' (3.05m)

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The Property:

This spacious & well-presented home is accessed via a upvc double glazed door with opaque double glazed windows to either side, into an entrance hallway where there is a radiator, wood flooring flowing throughout, an integral doormat & an understairs storage cupboard.

The lounge is set at the front of the property with upvc double glazed patio doors out to the front garden with a matching window to the side & a radiator beneath. The feature of the room is a built in fireplace.

An arch gives access to the dining room which has upvc double glazed window to the side aspect with a radiator beneath & internal opaque window into the main hallway.

The modern and spacious kitchen has a matching range of cupboards at base level with soft closing drawers. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. Integral appliances include an under the counter fridge & freezer, a dishwasher. There is space for a 'Range' cooker with splashback tiling & a chimney style extractor above. There are work surfaces to approximately half the kitchen with a matching breakfast bar with over lighting, cupboards with pullout racks & display cupboards with sliding doors. There are matching stools, tiled flooring throughout, a radiator & upvc double glazed windows to rear & to side aspects. Off the kitchen is the utility room with upvc double glazed windows to rear & to side with a matching door. There is a radiator, a one & a quarter bowl sink set into the work surface with splashback tiling surrounding, cupboards at base & eye level & an extractor fan.

The downstairs bedrooms include a double bedroom with upvc double glazed window overlooking the rear aspect with a radiator beneath, matching cupboards & a dressing table with drawers, the room benefits from an en suite with a bath with an electric shower

over, a wash hand basin set into vanity unit with storage below, a wc, fitted mirror with cupboards to either side & spotlights above. There is floor to ceiling tiling, tiled flooring, a heated towel, an extractor fan & opaque window to the utility room.

The second downstairs bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath.

The family bathroom comprises of a bath with an electric shower over & glass shower screen, a wc & a wash hand basin. The room is fully tiled & also has extractor fan, a radiator & an opaque upvc double glazed window to the side aspect.

The property benefits from a spacious multipurpose room which could be used as a bedroom, home office or dining room. It has a vertical radiator, tiled flooring & bi fold doors through into the conservatory which has a continuation of the flooring. It has double glazed windows & roof, bi folding doors out to the rear garden. There is also a radiator.

Off the hallway is a cloakroom comprising of a wc, a wash hand basin set into vanity unit with storage below with splashback tiling. There is also a radiator & opaque upvc double glazed window to front aspect.

Stairs lead up to a spacious landing/study area with glass panelling & a Velux window to the front aspect. The spacious master bedroom has Velux windows to the front & rear aspects. There is a radiator, access to understairs storage space, a range of fitted wardrobes & fitted furniture including cupboards, drawers & dressing area. The room has a 'Jack & Jill' en suite comprising of a double shower cubicle with rainfall & handheld showers, with splashback tiling surrounding, a wc & a wash hand basin set into a vanity unit with drawers & storage below with splashback tiling. There is a Velux window to the rear aspect, a heated towel rail, Camaro vinyl flooring & an extractor fan. The second upstairs bedroom is a double sized room enjoying a double aspect with Velux windows to front & to the rear. There is a radiator & access to under eaves storage space.

Garage & Parking:

The property has a long driveway providing off road parking for a number of vehicles leading up to a double & a single garage both with roller electric doors, power & light. The double garage has a window & a door to the side and into the garden.

