



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

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Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

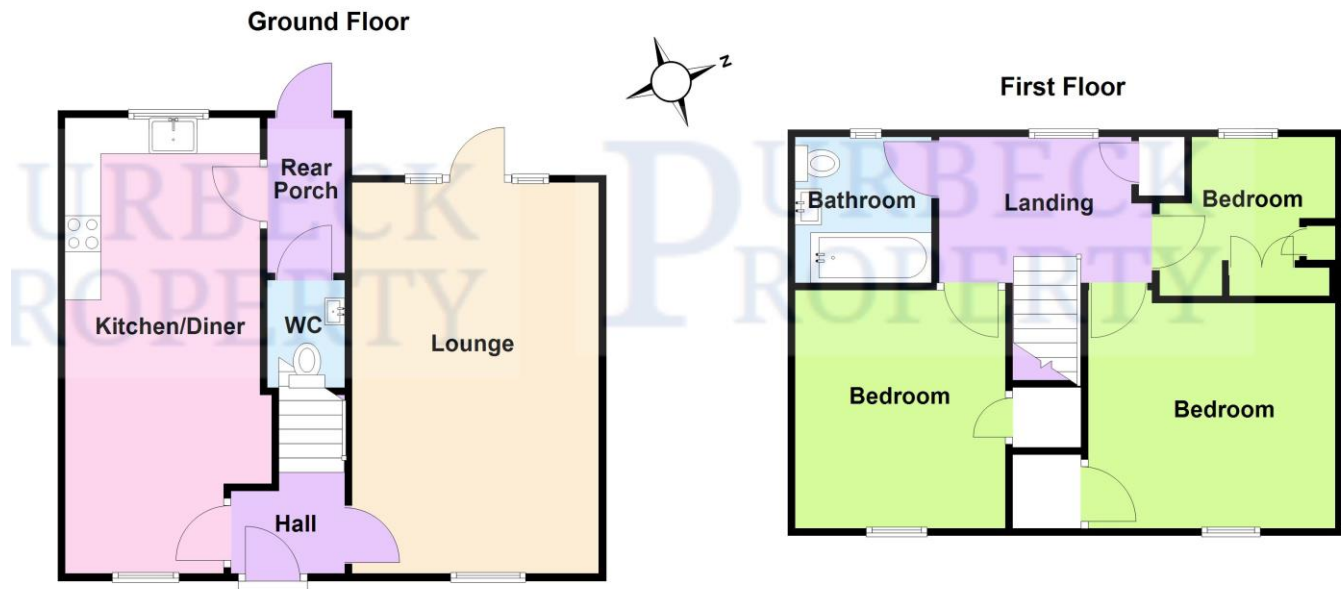
**A WELL PROPORTIONED & VERY WELL PRESENTED  
3 BEDROOM HOME WITH THE BENEFIT OF A DELIGHTFUL GARDEN,  
WORKSHOP & CAR PORT, SET IN THIS SOUGHT AFTER VILLAGE.  
NO FORWARD CHAIN**





# Springrove, Bere Regis, Wareham, BH20 7LB.

**PRICE £400,000**



## Location:

The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles northwest of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

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	20'9" (6.34m) x 9'5" (2.88m)
Kitchen/Diner	17'10" (5.45m) x 11'3" (3.43m)
Cloakroom	4'1" (1.26m) x 3'6" (1.07m)
Bedroom 1	11'3" (3.45m) x 10' (3.07m)
Bedroom 2	10'7" (3.22m) x 9'6" (2.91m)
Bedroom 3	7'11" (2.42m) x 7'5" (2.26m)
Bathroom	8'9" (2.06m) x 6'1" (1.86m)
Workshop	16'2" (4.93m) x 13'5" (4.11m)
Car Port	16'2" (4.94m) x 8'10" (2.70m)

# Springgrove, Bere Regis, Wareham, BH20 7LB.

## PRICE £400,000

### The Property:

This very well-presented home is accessed via a glass panelled front door leading through into an entrance hallway with stairs up to the first-floor accommodation, a radiator & solid wood flooring flowing into the living room.

The spacious double aspect living room has a double-glazed window to the front aspect, a patio door with matching window to the side to the rear garden with the feature of the room a fireplace with brick surround, wood shelf above & an inset log burner.

The kitchen/diner enjoys a double aspect with a double-glazed window to the front aspect with a radiator beneath & a matching window overlooking the rear garden. The kitchen area has a matching range of cupboards at base & eye level with soft closing drawers, under the counter lights & bookshelves. A four-ring gas hob is set into the work surface with extractor & light above. Integral appliances include a double oven, a dishwasher, fridge & freezer, with space & plumbing for a washing machine. A butler sink with integral side drainer is set into the work surface with splash back tiling surrounding. Wood flooring flows throughout the room into the dining area where there is space for a dining table & chairs, & an under the stair's storage cupboard.

A continuation of the wood flooring flows to the rear of the property where there is a double-glazed door out to the rear garden, a radiator & access to the cloakroom which has a wc with splash back tiling surrounding & alcoves to either side, a wash hand basin set into a vanity unit with storage below, splash back tiling. There is also a radiator, tiled flooring & an extractor fan.

Stairs lead up to the first-floor accommodation where there is a double-glazed window to the rear garden with a radiator beneath, access to the loft via a hatch & a useful storage cupboard with shelving.

The master bedroom is a double sized room with a double-glazed window to the front aspect with a radiator beneath. The room benefits from an integral wardrobe with a hanging rail & shelving above. The second bedroom is a double sized room with a double-glazed window overlooking the front aspect with a radiator beneath & an integral cupboard with a hanging rail & storage space. The third bedroom is currently used as a dressing room with a double-glazed window overlooking the rear garden with a radiator beneath with a range of fitted furniture, wardrobes & cupboards.

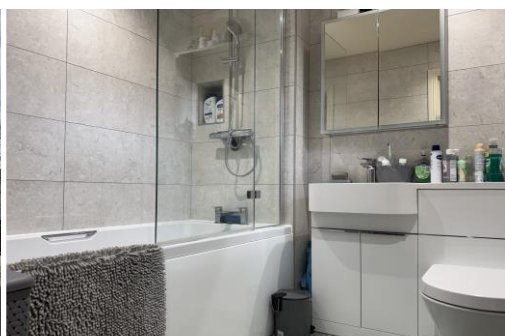
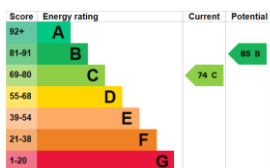
The modern bathroom comprises of a wc, a wash hand basin set into a vanity unit with storage below & a bath with handheld & rainfall showers & a glass shower screen. The fully tiled room has an extractor fan, a mirror fronted cabinet, opaque double-glazed window to the rear aspect & a heated towel rail.

### Workshop & Carport:

The property has a workshop/home office with a pitched roof, power & light. There is a double-glazed door with a matching window to the side overlooking the garden. Double gates give access to a shared gravel driveway where there is a carport with power & light.

### Garden:

The delightful rear garden has a large patio area abutting the property with outside lighting, walled garden & outside tap. Steps lead up to the second tier which is laid to patio slabs with an extensive patio area, inset pond, gravel area with mature shrubs & access into the workshop. Further steps lead further up to a 'suntrap' area, again laid to patio slab with a rockery. The garden is enclosed by fencing with a path leading up to the rear of the garden.



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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.