



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 2 BEDROOM, 2 RECEPTION BUNGALOW SET ON A
GENEROUS PLOT ON THE OUTSKIRTS OF THIS POPULAR DORSET VILLAGE,
WITH DEVELOPMENT POTENTIAL (STPP).
NO FORWARD CHAIN**



Water Lane, Winfrith Newburgh, Dorchester DT2 8JH

GUIDE PRICE £495,000

GROUND FLOOR



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.
Made with Metropix C2025

Location:

Winfrith Newburgh is a village set in a designated Area of Outstanding Natural Beauty; it is set in between the market towns of Wareham & Dorchester with the nearest beaches at Lulworth Cove. The village boasts a post office, public house, village shop, church, primary school & a village hall with a number of community activities.

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The Property:

This spacious bungalow is accessed via an opaque upvc front door leading into a dining hallway with a upvc double glazed window to the front aspect, a radiator, an arch through into the lounge.

The double aspect living room has a upvc double glazed window to the front aspect with a radiator beneath & matching patio doors out to the conservatory. There is an open fireplace with a brick surround, tiled base & hearth with matching shelving/TV stand to the side.

The conservatory is upvc double glazed constructed with double doors out to the rear garden & tiled flooring.

The master bedroom has a double-glazed window to the front aspect & matching opaque windows to the side aspect. The room also has a radiator.

Off the dining hallway an inner hallway gives access to the kitchen, bathroom & the second bedroom, plus access to the loft via a hatch.

The kitchen has a matching range of cupboards at base & eye level with drawers, display cupboards & shelving. A one & a quarter bowl sink is set into the work surface with splashback tiling surrounding. A four-ring gas hob is set into the work surface with a separate double oven, space & plumbing for a washing machine. The room also has a radiator, a breakfast bar with splashback tiling & an opaque

upvc double glazed door to the side aspect with a matching window looking out to the rear garden.

The second bedroom is a double sized room with a upvc double glazed window to the rear garden & a radiator.

The shower room comprises of a wc, a wash hand basin, & a shower cubicle with a sliding door & a wall mounted shower. Ther room has splashback tiling, a radiator & opaque upvc double glazed window to the rear aspect. There is also an airing cupboard housing the hot water tank with shelving above.

Garage & Parking:

The front garden is laid to tarmac with a sweeping driveway leading up to a turning circle. There is access to the side of the bungalow with the driveway leading up to the garage.

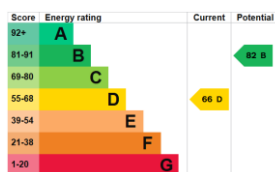
Garden:

The mature rear garden is predominately laid to lawn with hedging around the boundaries. There are greenhouses & sheds.

The front garden has two mature lawned areas each side of the driveway with matures shrubs & trees.

Measurements:

Lounge	21'11" (6.06m) x 13'11" (4.25m)
Dining Hallway	11'4" (3.47m) x 11'2" (3.41m)
Kitchen	10'9" (3.28m) x 9'3" (2.83m)
Conservatory	14'6" (4.42m) x 10'2" (3.12m)
Bedroom 1	16' (4.88m) x 12'2" (3.71m)
Bedroom 2	10'1" (3.08m) x 9'1" (2.79m)
Bathroom	8'3" (2.51m) x 5'10" (1.78m)
Garage	20'5" (6.23m) x 10'9" (3.30m)



The graph shows this property's current and potential energy rating.

