



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
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**A CUSTOM-BUILT PARK HOME OFFERING SPACIOUS WELL-PRESENTED  
ACCOMMODATION & A TERRACE OVERLOOKING COUNTRYSIDE.  
NO FORWARD CHAIN**





# Orchid Court, Organford Manor Country Park, Poole BH16 6ES

## PRICE £180,000

### The Property:

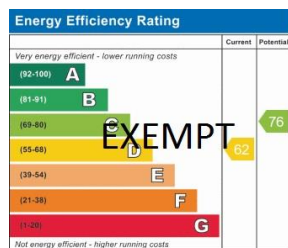
This well-presented home is accessed via a upvc double glazed front door into a hallway where there is a cupboard with shelving.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four-ring gas hob is set into the work surface with an oven below & extractor above, with further integral appliances including a fridge, freezer & a washing machine. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for dining table & chairs & upvc double glazed windows to both side aspects.

The kitchen opens out into the lounge where there are upvc glazed patio doors out to the terrace with matching windows to the side. The room has a radiator & a flame effect fireplace.

The spacious bedroom has a upvc double glazed window overlooking the front aspect with a radiator beneath. The room benefits from fitted wardrobes with hanging rails & shelving, plus two fitted cupboards one with a heater & shelving.

The modern shower room comprises of a corner shower cubicle with a sliding door & a wall mounted shower, a wc & a wash hand basin with splash back tiling. There is a heated towel rail, an opaquer upvc double glazed window & an extractor fan.



### Parking:

A brick paved drive at the front provides off road parking.

### Garden:

One of the features of the property is a spacious decked terrace overlooking the countryside with an awning. The garden wraps around the property & is laid out with easy maintenance in mind, there is a brick paved path round the property, raised borders & a double door shed.

### Measurements:

Lounge	13'4" (4.08m) x 13'3" (4.06m)
Kitchen	13'4" (4.08m) x 8'3" (2.53m)
Bedroom	13'4" (4.07m) x 10'11" (3.34m)
Bathroom	10'2" (3.09m) x 6'2" (1.88m)

### Location:

Orchid Court is set overlooking countryside in the picturesque Organford Manor Country Park. Set in the grounds of an Old Manor House, this Lodge is ideal for those wanting a peaceful life. The park has a designated walking fields for pet owners & there is a bus stop outside the park. The towns of Wareham & Poole are a short driveaway with Wareham being a Saxon Walled town with its main focal point of being the Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday.

### Site Fee's

Please call our Wareham Town Centre office for details of the site fee's.

