



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A DELIGHTFUL GRADE II LISTED 17<sup>TH</sup> CENTURY BRICK & COBB REQUIRING  
SIGNIFICANT UPDATING & MODERNISATION WITH THE BENEFIT OF A SELF-  
CONTAINED ANNEX, DOUBLE & SINGLE GARAGES & A GARDEN.  
NO FORWARD CHAIN**





# North Street, Bere Regis, Wareham BH20 7LA

## PRICE £475,000

GROUND FLOOR



1ST 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 Metropac v2005.

### 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	17'8" (5.40m) x 12'2" (3.71m)
Dining Room	18'3" (5.57m) x 18'3" (5.57m) max
Kitchen	17'4" (5.29m) x 9'3" (2.92m)
Home Office	7'6" (2.29m) x 5'10" (1.78m)
Bathroom	8'1" (2.48m) x 7'4" (2.23m)
Bedroom 1	19'5" (5.92m) x 13'10" (4.22m)
Bedroom 2	14'4" (4.38m) max x 12'6" (3.83m)
Bedroom 3	12'11" (3.95m) x 10'5" (3.18m) max
Bathroom	10' (3.05m) x 4'11" (1.51m)

### Annex

Sitting Room	16'8" (5.08m) x 9'3" (2.92m)
Bedroom	12'6" (3.82m) x 12'4" (3.77m)
Utility Room	10'1" (3.08m) x 8' (2.45m)
Bathroom	10'4" (3.77m) x 5'7" (1.70m)
Double Garage	19'4" (5.89m) x 14'4" (4.37m)
Single Garage	19'4" (5.89m) x 10'3" (3.12m)

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### The Property:

This Grade II Listed cottage requires significant updating & modernisation throughout. Listed building consent has been granted to carry out remedial work to the roof, chimney & tree work. The cottage fronts on to Blind Street, with the main living room accessed through a brick porch.

A living/dining room has an Inglenook fireplace with a large wood burner installed & a further fireplace at the opposite (not currently in use) with integral cupboards to the side with shelving above. There are windows to either side of the front door & stairs to the first-floor accommodation. The home office has a window to the side aspect and a radiator.

The spacious lounge features exposed original brick work & timber on one wall & a fireplace with a brick surround. The room enjoys a triple aspect with windows to the front & to the side, a radiator plus a glass panelled door out to the rear garden.

The kitchen has base & eye level cupboards with drawers. A one & a quarter bowl sink with side drainer is set into the work surface. A stable door gives access out to the rear garden with panelled windows to the side & a window to the front aspect. The kitchen has an eight-ring range cooker with double oven, grill & plate warmer. The room has access to a loft, a hot water tank & a pantry cupboard.

Stairs lead up to the first-floor accommodation where the landing has shelving, a radiator & a window to the rear aspect.

The spacious master bedroom has exposed wood flooring, two windows to the side aspect, a radiator & an integral wardrobe with a hanging rail & fitted shelving to the side. The second bedroom has exposed wood flooring, a window to the front aspect with a radiator beneath & access to the loft.

The third bedroom has exposed wood flooring, a window to the front aspect, a radiator & an integral wardrobe attached to the chimney breast with a cupboard above.

The bathroom comprises of a wc, a wash hand basin & a bath with a shower attachment with splashback tiling. There is also a heated towel rail & an opaque window to the side aspect.

### Annex

The annex is accessed via the main dining room with an inner hallway with a radiator, access to the loft via a hatch & wood laminate flooring flowing through into the living room. The room has matching glass panelled doors out to the rear garden & two radiators. A square arch gives access into the bedroom which has a window to the rear aspect & a radiator. Off the bedroom is the en suite which comprises of a wc, a wash hand basin & a bath with a shower attachment. The floor & walls are tiled, & there is a heated towel rail, a wall mounted heater, an extractor fan & an opaque window to the side aspect. A utility room which could be converted into a kitchen has space & plumbing for a washing machine, plus additional under the counter appliances. There are two integral cupboards, plus work surfaces with shelving below.

### Garage & Parking:

The cottage benefits from a large garage/workshop with parking for 3-4 vehicles in front. The single garage has been converted into a workshop with power, light & a window. The double garage is currently open.

### Garden:

The main garden is to the side of the property with an extensive patio abutting the property leading round to the rear of the garage which is predominately laid to lawn with mature trees. Behind the cottage the garden wraps round to the rear of the property with a walled garden to the road.

