



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS FAMILY HOME OFFERING SCOPE FOR IMPROVEMENT BACKING
ON TO A FOREST. THE PROPERTY BENEFITS FROM
OUTBUILDINGS, A LARGE GARDEN & A DRIVEWAY.
NO FORWARD CHAIN**



Duncan Crescent, Bovington, Wareham BH20 6NN

PRICE £285,000

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 Metropix 6/2025

Location:

The property is set in Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops. Bovington is within close proximity to The Tank Museum, Money World East Dorset Golf Club, Glider Club & Lawrence of Arabia Memorial. Wareham 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 and the museum. There is also a market every Saturday.

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The Property:

This spacious family home is accessed via an opaque double-glazed front door with a matching window to the side into an entrance vestibule with laminate flooring. A further door gives access to the main hallway where there is a radiator & an opaque upvc double glazed window out to the rear aspect.

The double aspect living room has upvc double glazed windows to front & to the rear with radiators beneath. There is wood laminate flooring flowing throughout & a brick fireplace. The dining room has a upvc double glazed window to the front aspect with a radiator beneath.

The kitchen has a upvc double glazed window overlooking the rear garden. There is a matching range of cupboards at base & eye level with drawers. There is space for an upright cooker. A sink with side drainer is set into the work surface with splashback tiling. There is also a radiator & a wall mounted boiler.

The downstairs cloakroom has an opaque upvc double glazed window to the rear aspect, a wc & a radiator.

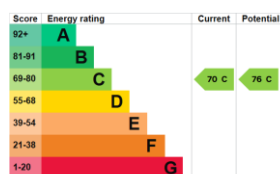
Stairs lead up to the first-floor accommodation where there is a spacious landing with a upvc double glazed window overlooking the rear garden with a radiator beneath & access to the loft via a hatch.

The master bedroom has a upvc double glazed window overlooking the rear aspect. The room benefits from fitted wardrobes either side of the chimney breast & an over the stair's storage cupboard with shelving.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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

The second bedroom has a upvc double glazed window to front aspect with radiator beneath & there is a useful alcove with shelving.

The third bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath.

The property benefits from an upstairs cloakroom & a bathroom with the cloakroom having a wc, a radiator, an opaque upvc double glazed window & wood laminate flooring.

The bathroom has a bath with a separate wall mounted shower with splashback tiling, a wash hand basin with splashback tiling, a radiator, an opaque upvc double glazed window to the rear aspect, an extractor fan & an airing cupboard housing the hot water tank.

Garden & Parking:

The front garden is predominately laid to lawn with a path leading up to the front door & a gravel area to the side for off road parking. The rear garden has a large patio area abutting the property with the remainder laid to lawn. It is enclosed by fencing & hedging. A pathway runs down the middle with a sylvan outlook at the rear. A gate gives access to the forest. There is a garage, a brick outhouse & a large shed/summerhouse with opaque upvc double glazed patio doors overlooking the rear garden.

Measurements:

Lounge	20'4" (6.19m) x 9'10" (3.02m) max
Dining Room	11'10" (3.62m) x 9'3" (2.82m)
Kitchen	12'4" (3.76m) x 7'10" (2.40m)
Cloakroom	4'9" (1.47m) x 3' (0.91m)
Bedroom 1	11'11" (3.65m) x 11'9" (3.59m)
Bedroom 2	11'11" (3.63m) x 9'3" (2.63m)
Bedroom 3	9'6" (2.91m) x 7'10" (2.39m)
Bathroom	6'3" (1.90m) x 5'11" (1.81m)
WC	5'2" (1.59m) x 2'8" (0.83m)
Garage	21'10" (6.66m) x 10'4" (3.17m)
Workshop	9'9" (2.98m) x 6'9" (2.07m)
Summerhouse	14'8" (4.47m) x 11'9" (3.58m)



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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.