



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

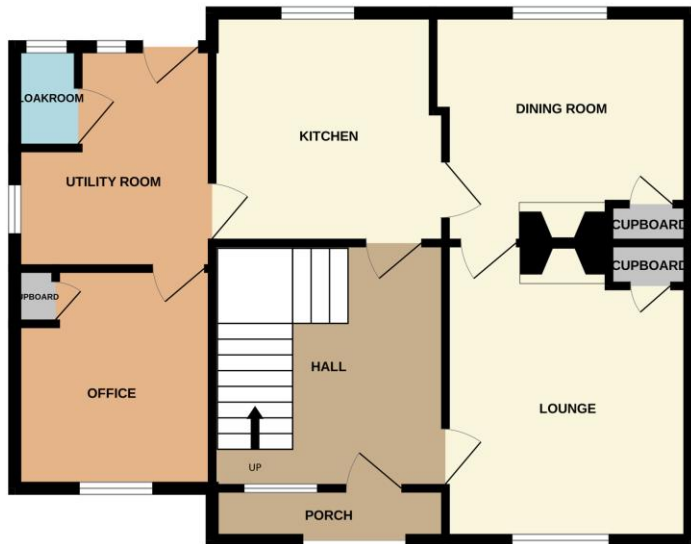
**A SPACIOUS 3 BEDROOM FAMILY HOME
REQUIRING COMPLETE MODERNISATION SET IN QUIET CUL DE SAC WITH 3
RECEPTION ROOMS & A LARGE ENCLOSED GARDEN.
NO FORWARD CHAIN**



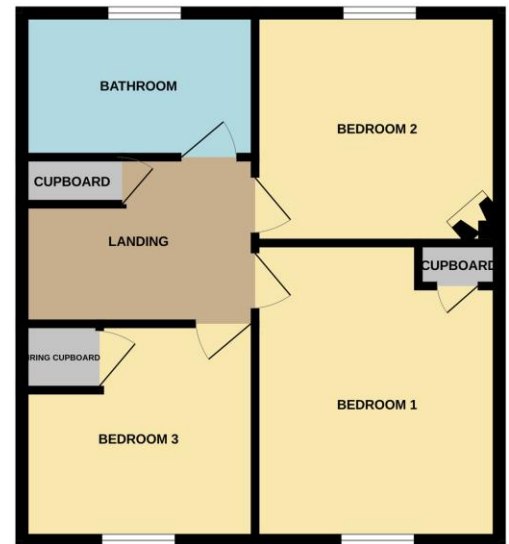
Knowle Hill, Wool, Wareham, Dorset, BH20 6DG

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.
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Location:

The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line. 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 & the museum. There is also a market every Saturday.

Measurements:

Lounge	12'3"	(3.67m)	x	10'11"	(3.34m)
Dining Room	10'6"	(3.21m)	x	12'4"	(3.78m)
Kitchen	12'6"	(3.82m)	x	8'7"	(2.62m)
Utility Room	9'	(2.74m)	x	9'6"	(2.90m)
3 rd Reception room	9'	(2.74m)	x	9'7"	(2.92m)
Cloakroom	2'8"	(0.81m)	x	4'7"	(1.42m)
Bedroom 1	10'5"	(3.18m)	x	13'4"	(4.08m)
Bedroom 2	10'4"	(3.15m)	x	10'	(3.05m)
Bedroom 3	7'7"	(2.31m)	x	9'5"	(2.87m)
Bathroom	5'9"	(1.73m)	x	7'6"	(2.30m)

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The Property:

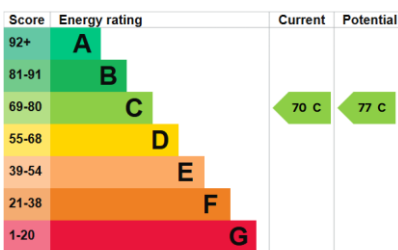
This family home is accessed via an opaque double glazed front door with a matching window to the side leading into the entrance hallway. There are stairs to the first floor accommodation & a radiator.

The living room has a upvc double glazed window to the front aspect with a radiator beneath. The feature of the room is a brick fireplace with an electric heater & a useful storage cupboard to the side.

From the living room you gain access into the dining room where there is a upvc double glazed window to the rear aspect with a radiator beneath & a useful alcove housing shelving & storage cupboards below. The feature of the room is a tiled fireplace with a storage cupboard to the side.

The kitchen has a upvc double glazed window overlooking the rear garden, a radiator & an extractor fan. There is a matching range of cupboards at base & eye level with drawers. A sink with side drainer is set into the worksurface with splash back tiling surrounding. There is space for a cooker & space for an under the counter fridge/ freezer. benefitting from a pantry housing slatted shelving & storage below.

The utility room has a downstairs cloakroom housing a wc & an opaque upvc double glazed window to the rear aspect. There is also a ceramic wash hand basin with a upvc double glaze window to the side aspect & a upvc double glazed panelled door with a matching window to the side leading out to the rear garden.



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

There is an additional downstairs room which could be used as a home office with a upvc double glazed window to the front aspect with a radiator beneath & a storage cupboard.

On the stairs to the first floor accommodation. On the landing there is access to the loft via a hatch, a storage cupboard housing a combi boiler & slatted shelving above & a upvc double glazed window to the side aspect.

Bedroom 1 is a double sized room with a upvc double sized window to the front aspect with a radiator beneath & a storage cupboard ideal for hanging.

Bedroom 2 is a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath. The feature of the room is an inset fireplace with shelving above.

Bedroom 3 is a single sized room with a upvc double glazed window to the front aspect with a radiator beneath. There is also an airing cupboard.

The family bathroom has a upvc double glazed window to the rear aspect. Comprising of a wc, a wash hand basin, a bath with a handheld shower attachment & tiling surrounding, a radiator, extractor fan & a towel rail.

Garden:

The large rear garden is predominantly laid to lawn with a pathway through the middle & enclosed by fencing & mature shrubs. There is a brick built workshop/ Shed with a wood panelled door.

