



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED EXTENDED 4 BEDROOM, 3 BATHROOM
DETACHED FAMILY HOME WITH A HOME OFFICE & INTEGRAL GARAGE
SET AT THE END OF A CUL DE SAC WITH A SYLVAN OUTLOOK
INTERNAL HIGHLY VIEWING RECOMMENDED**

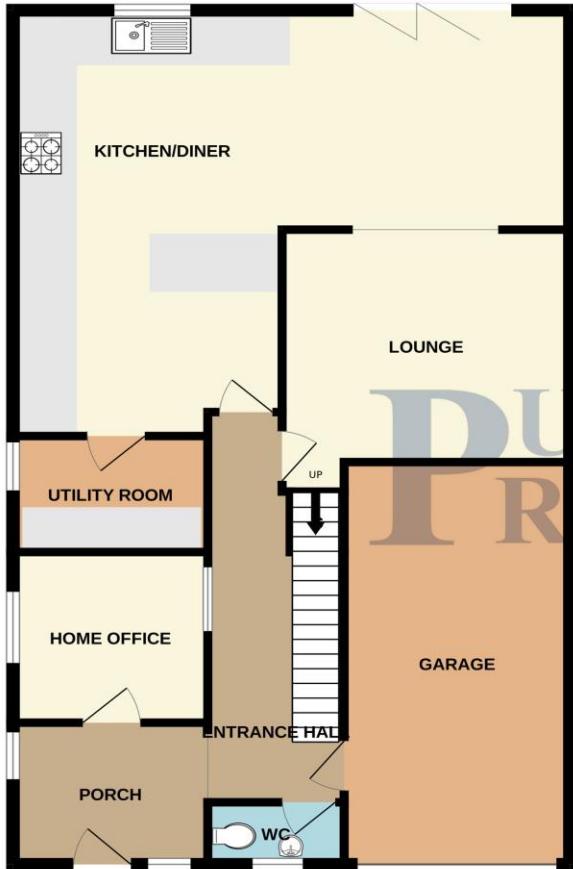


Bitchams Mead, Bere Regis, Wareham, BH20 7ND

PRICE £525,000

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 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.

Measurements:

Lounge	12'	(3.67m)	x 12'5"	(3.80m)
Dining area	13'10"	(4.23m)	x 8'6"	(2.59m)
Kitchen	19'9"	(6.03m)	x 11'4"	(3.40m)
Utility Room	8'4"	(2.55m)	x 5'1"	(1.56m)
Study	8'5"	(2.57m)	x 7'8"	(2.88m)
Cloakroom	5'10"	(1.78m)	x 3'	(0.92m)
Garage	17'1"	(5.21m)	x 9'8"	(2.95m)
Bedroom 1	12'	(3.56m)	x 10'6"	(3.21m)
En suite	8'1"	(2.46m)	x 4'3"	(1.29m)
Bedroom 2	12'11"	(3.94m)	x 9'4"	(2.85m)
Bedroom 3	10'9"	(3.28m)	x 8'	(2.45m)
Bedroom 4	9'1"	(2.78m)	x 10'	(3.05m)
Bathroom	7'	(2.13m)	x 5'6"	(1.68m)

Energy rating and score

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

See how to improve this property's energy efficiency.



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The Property:

The family home is accessed via a double glazed front door with matching windows to the side, leading through into the spacious hallway where there is a window looking out to the side aspect, a vertical radiator & stairs up to the first floor accommodation with understairs storage space & laminate flooring flowing through into the kitchen breakfast room.

The kitchen/ breakfast room has a matching range of cupboards at base & eye level with soft closing drawers & a induction hob is set into the work surface with extractor & light above with splash back surrounding. Further integral appliances including a fitted double oven, a dishwasher, a larder style freezer, a larder style fridge, & a bin cupboard. One, a quarter bowl sink with integral side drainer is set into the worksurface. The worksurface also incorporates a breakfast bar with lights, a wine fridge, soft closing drawers & cupboards. There is also a radiator & access into the utility room. The kitchen flows round into the dining area which has a sky light & a bifold double glazed doors looking out to the rear garden as well as a vertical radiator.

Through a square arch from the dining area leads into the spacious lounge with a radiator.

The utility room has laminate flooring flowing in from the kitchen & cupboards at base & eye level. A tall cupboard houses the boiler. A sink with integral side drainer is set into a work surface with space & plumbing for a washing machine, a dryer & a double glazed window to the side aspect.

The property benefits from a home office comprising of a double glazed window to the side aspect, a vertical radiator & an integral window to the hallway.

The downstairs cloakroom has a wash hand basin is set into the vanity unit with storage & a WC. There is a radiator & an opaque double glazed front window to the front aspect.

Stairs lead up to the first floor accommodation where there is a spacious cupboard with slatted shelving & access to the loft via a hatch.

The master bedroom has double glazed window to the front aspect with a radiator beneath. The room benefits from double fitted wardrobes with drawers to the side. There is access to the en suite which comprises of a double shower cubicle with a wall mounted shower, a WC & a wash hand basin set into the vanity unit with storage below. The room benefits from floor to ceiling tiling, an opaque double glazed window to the side aspect, a fitted mirror, a heated towel rail & an extractor fan.

The second bedroom is a double sized room with a double glazed window to the front aspect with a radiator beneath. The room benefits from integral wardrobes.

The third bedroom is a double sized room with a double glazed window overlooking the rear garden with a radiator beneath.

The fourth bedroom can be a double room if desired & has a double glazed window overlooking the rear garden & to the park with a radiator beneath. The room benefits from a fitted wardrobe with up & over cupboards.

The modern family bathroom has a wash hand basin is set into the vanity unit, a WC & a bath with a wall mounted shower with splash back tiling surrounding. An opaque double glazed window looks out to the rear aspect, an extractor fan, a heated towel rail & wall mounted light.

Garage/ Parking

The front is laid to a hard standing area for off road car parking with a tarmac drive leading upto the garage & front door. The integral garage has an electric door & comprises of power, light & access to the main house & a covered area.

Garden:

The rear garden is enclosed by a brick wall & fencing it is predominantly laid to lawn with a summer house. The property loops round where there is access to the side aspect with a security gate.

