



Rhodend
28 Morden Road
BH20 7AA

Substantial 4 Double Bedroom, recently renovated and
architecturally designed Family Home in Wareham

Guide Price £950,000

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Albury & Hall are delighted to present a rare opportunity to own this impressive, contemporary home. Located on the outskirts of the pretty, historic, riverside town of Wareham, the gateway to the beautiful Isle of Purbeck. This property offers extensive living space surrounded by lawns, patio and decking.

The exterior has an appealing mix of Siberian larch cladding, render and glass with anthracite grey aluminum window frames under a grey tiled roof. The property's contemporary design creates a flowing, light, airy living space.

The plentiful outdoor living spaces become an extension of the house when opening the bi-fold doors to a large grey stone patio with feature planter or the decked area with planter and wood and pebble water feature, ideal for relaxing or entertaining.



The ground floor living space is seamlessly tiled with glossy porcelain tiles incorporating zoned underfloor heating throughout.

The lighting is all recessed LED lights with the living room having a dimmer for ambient evening light.

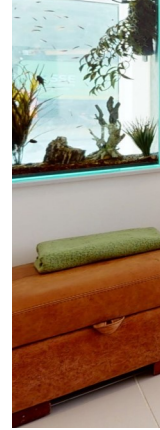
A few minutes walk from the house, you can access Wareham Forest with many trails for walking and cycling, a local pub and a popular local restaurant. Wareham train station, with a direct line to London is a 10 minute walk. The property is within walking distance to the historic pretty market town of Wareham, which is the gateway to the Isle of Purbeck and the Jurassic Coast. It is a short drive to explore the beautiful beaches of Sandbanks and Studland. There are three golf courses in the area and excellent schools. The property enjoys an enviable location to enjoy the many attractions Dorset has to offer.



As you enter the property, the spacious, crisp gravel driveway allows ample space for parking many cars, with a hard standing area for a boat or caravan. The property boasts a large double garage with an LED lit remote control electric roll door with further lighting and power supply inside. There is an additional personnel door with window to the side of the garage.

Upon entering the house via the dual aspect full height glass double doors you begin your tour in the spacious lobby, with seating area, porcelain tiled floor and the focal built-in dual aspect fish tank, with a glimpse through to the living room. A double oak partially glazed door leads through to the hall featuring an elegant, contemporary oak and glass staircase, covered with a soft silver grey carpet. The staircase has built in LED lighting and an under stairs storage cupboard with lighting.





The spacious living room is entered through a further oak and partial glazed door. The living room having dual aspect views of the garden via a front window and triple glass bi-fold door opening out onto a large grey stone patio and BBQ area. The living room flows through to the open-plan dining, kitchen and glazed sun room.

The dining room having a double glass bi-fold door leading onto the decked area with water feature and planter.



The contemporary Milano kitchen boasts a large island unit finished with a beautiful soft grey quartz worktop with Neff induction hob and an extractor, built in wine cooler, pan and cutlery draws. The floor to ceiling Milano Nero satin cupboards offer a pull out larder cupboard and full size integrated fridge. Neff appliances include dishwasher, oven with slide and hide door and combination oven and microwave with warming draw below. The island and units all have ambient LED lighting.

Within the open plan kitchen area there is a spacious sun room, fully glazed with triple aspect and sliding doors leading out to the decked area, ideal for alfresco dining.





An oak door leads from the kitchen into the utility room which is fitted with Milano Nero Satin cupboards and a tall full size integrated freezer. A further tall unit houses the Glowworm combi boiler, with room for further storage, a sink with drainer and stylish grey worktop. There is plumbing for a washing machine and tumble dryer. The fully glazed door leads out to the rear garden area.

From the utility an oak door leads back into the hall which is flooded with light from a tall feature window giving a tantalizing glimpse of the palm tree in the garden. From here there is access to a W.C with wash basin and designer unit. There are built in storage cupboards behind the toilet.

An oak and partial glazed door leads to a good size home office, with blue carpet and window with views across the driveway.



The oak staircase leads on to a very spacious, airy landing with the soft silver grey carpet running through the four double bedrooms and dressing room. All bedrooms have central heating radiators, satellite T.V points and USB charging points.

There is a large fully boarded loft space with lighting and power points, creating a large storage area. It is accessed from the landing via a pull down ladder. The landing also has a built in, fully shelved linen cupboard with automatic lighting.

The master bedroom has an architectural feature window with aspects to the front and side garden. This spacious luxurious room has a high vaulted ceiling with beautiful dimmable light fitting. The master suite boasts a walk in dressing room and an en-suite shower, toilet, wash basin with cupboard under, LED mirror and heated towel rail. Natural light floods in through a sun tube.



The further bedrooms are all double in size and presented in immaculate order.

Bedroom 2 having an aspect to the front garden and driveway.

Bedroom 3 having a dual aspect of the side garden and views to the forest.

Bedroom 4 having dual aspect to the front of the property and a high uniquely designed picture window to the rear framing the tree tops and the sky.

The large family bathroom has been uniquely designed with fitted contemporary bath tub, large shower, toilet, twin wash basins with storage draws, LED mirror with shaving sockets, built in shelving lit by LED lighting and a heated towel rail.



There are bi-fold and sliding doors on three elevations leading from the house into the garden, which wraps around the house with lawns, flower borders, planters, water feature and mature trees.

To the rear boundary runs a contemporary cedar and pebble basket fence.

There are many areas to sit and enjoy the garden. To the side of the house is a hard concrete standing to accommodate a boat or caravan. There are outdoor lights, CCTV cameras, outdoor water tap, outdoor power points and power cabling provided to the front entrance to the drive for a future installation of an electric gate if required.



Viewing by appointment through:

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