



44 Bestwall Road

Wareham

BH20 4JA

Immaculately presented 3 bedroom bungalow with a garden stretching over 200ft and views over the water meadows and river

Guide Price £650,000

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& HALL**



Albury & Hall are delighted to offer this immaculately presented 3 bedroom bungalow. The home has been extensively refurbished throughout by the current owners using high quality materials such as triple glazing and creating an extremely economical house scoring full marks of 99 on its energy performance rating.

The bungalow features 3 generous bedrooms, family bathroom, living room and a kitchen/dining room. The living room and kitchen/diner are superb rooms with bi-fold doors opening onto the garden, beautiful views and a southerly aspect.



The garden itself stretches for further than 200ft and backs directly onto beautiful water meadows with views towards the River Frome and is the perfect place to enjoy both breakfast and dinner with its south aspect.

The bungalow also features strong potential to become a large family home with considerable space for extension/alteration without encroaching into the garden. (stpp)

Bestwall Road is perfectly situated on the edge of Wareham being only a 5 minute walk from the town centre with all its amenities and the picturesque quay.



As soon as you enter the property the high quality is evident throughout. This is first highlighted through the Oyster Shell Fossil Purbeck Stone Flooring that leads from the generous entrance hall into the kitchen/diner.

Solid oak doors, frames and skirting all add to both the quality and natural finish within the bungalow.

The kitchen features an array of wall mounted and fitted units with a granite work surface and built in appliances throughout. Hand crafted 'American bubble' tiles complete the kitchen area and give a contemporary feel to the room

The kitchen also features a dining area adjacent to the bi-fold doors that give excellent views over the water meadows.



The living room has also been thoughtfully designed by using bi-fold doors to give an uninterrupted view of the stunning scenery.

Opening onto the sizeable rear patio through the bi-folds from both the kitchen and living room, the garden becomes a true extension of the house, perfect for alfresco dining and garden parties.

The family bathroom is contemporary in design again using handcrafted 'American bubble' tiles and comprising bath with shower over, WC, vanity unit and heated towel rail.





The bungalow comprises 3 bedrooms, the first is double in size with built in wardrobes. The second bedroom, similar to the first is a double with a window over looking the front garden. The third bedroom is a single and would make an excellent office. With a southerly aspect, the views from this room are outstanding.

The bungalow also features an array of modern technologies that ensure the property is both economical and environmentally friendly. The heating throughout the bungalow is underfloor and from an air source heat pump. This also provides an income approx. £860 per annum from the RHI scheme. Solar PV generates an income circa £400 per year utilising the sunny aspect. The property also features a heat recovery ventilation system in which air is extracted from certain rooms and fresh air is ducted in from outside.



The bungalow features a vast rear garden rarely found when only a 5 minute walk from the town centre. Stretching to over 200ft and backing directly onto fields and meadows the outlook from this elevated position is second to none within Wareham. The potential for summerhouses and further terraces within the garden would make for lovely outside space from which sunrises and sunsets can be enjoyed.

The views from this garden are ever changing. Throughout the summer months the meadows are farmed from cattle grazing the fields to bales of hay being harvested. In winter time the fields are transformed into vast flood meadows with wild animals such as deer, geese and swans reclaiming the area.

The front of the property features a driveway with space enough to the side of the bungalow to get a vehicle into the garden or to erect a garage. The front garden is laid to lawn with raised beds, hedges and fence borders.



Viewing by appointment through:

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