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Worgret Road,  
Wareham, Dorset, BH20 6AB

FINE & COUNTRY  
Homes from Edwards







# Guide Price £1,100,000

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- CHARACTER FARMHOUSE
- FIVE BEDROOMS
- THREE BATHROOMS
- SPACIOUS DINING ROOM
- SEPARATE LOUNGE
- WELL EQUIPPED KITCHEN + SEPARATE UTILITY ROOM
- SEMI-RURAL LOCATION
- WITHIN EASY REACH OF THE JURASSIC COAST
- VACANT POSSESSION

Worgret Farmhouse is a characterful 5 bedroom family home located on the outskirts of the delightful town of Wareham, in the beautiful Isle of Purbeck. This listed building, provides spacious, light and versatile accommodation for multi-generation living, and benefits from large gardens and ample parking. The property has a wealth of character features including exposed timber beams and inglenook fireplace with fitted woodburning stove as well as modern styling including a recently fitted kitchen with shaker style units.

The main entrance is to the side of the building opening to a welcoming hallway with stairs rising to the first floor. On the ground floor, living space comprises a dual aspect sitting room, with interconnecting door to a grand dining hall with further staircase to the first floor and door leading to a large farmhouse style kitchen which is stylishly fitted with a range of appliances, including an electric double oven and grill, ceramic hob, fridge freezer, microwave and dishwasher. There is access to an outside patio and windows overlooking the garden. Off the hallway, the utility area





has a range of units, and plumbing for a washing machine and tumble dryer and a useful cloakroom & WC.

On the ground floor there is a spacious double bedroom with the benefit of an ensuite bathroom with roll top bath, wash hand basin and WC., a light and airy room with French doors opening out to the gardens.

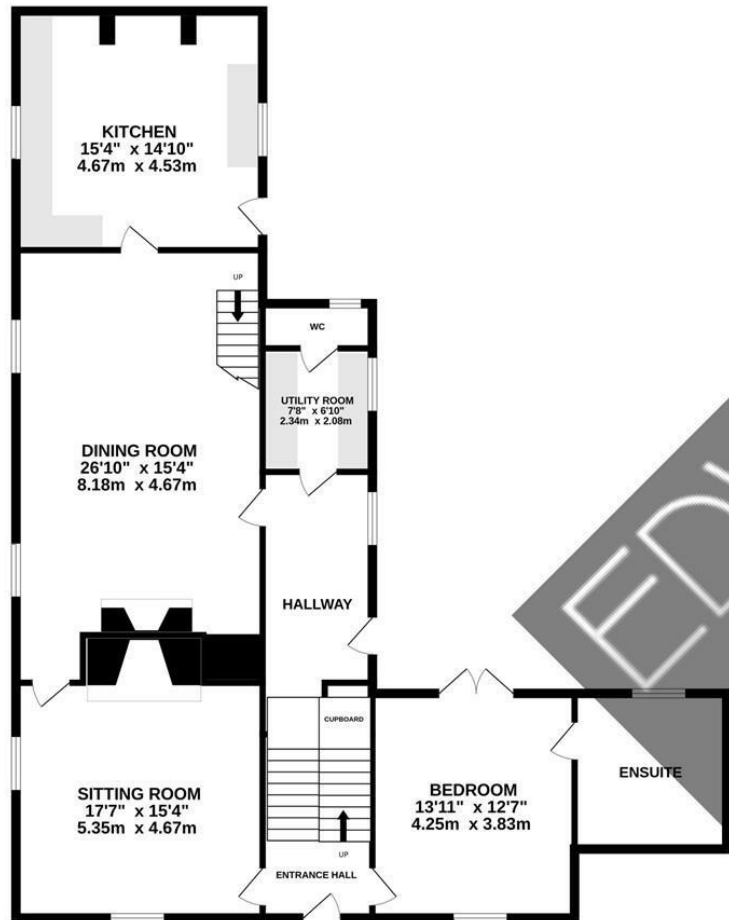
On the first floor there are four double bedrooms - one of which has an ensuite shower room - whilst a further bathroom serves the remaining three bedrooms.

Outside, the grounds are laid mainly to lawn and a patio provides ideal location for garden furniture for relaxation or alfresco dining. There is also ample parking for numerous vehicles..

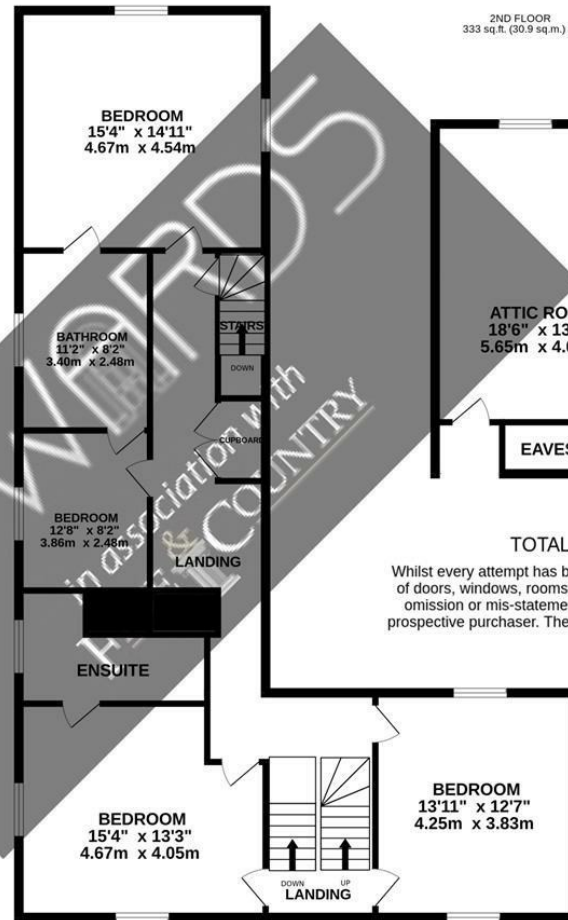
EPC: listed building  
Council Tax Band: H



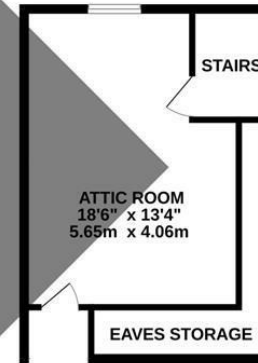
GROUND FLOOR  
1338 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 2784 sq.ft. (258.7 sq.m.) approx.

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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