



**Connells**

Breach Field  
Wool Wareham





### Property Description

With SIX bedrooms and FIVE bathrooms this former successful B&B is a perfect family home set over three floors and consists of an entrance hall leading from the front of the property with doors leading to a cloakroom for ease, a fitted kitchen/dining room and a light and airy dual aspect lounge. There are stairs leading up onto the 1st floor landing where there are doors to five bedrooms, bedroom 2 has the added bonus of an ensuite, there is a family bathroom, a separate shower room and stairs leading up to bedroom 1. The master bedroom is impressive in size and consists of triple aspect windows with pleasant views plus benefits from a good sized ensuite with both a bath and separate shower.

To the front of the property there is a garage with an electric up and over door plus a separate internal door from the kitchen/dining room, a driveway with parking for 3+ cars and side access to a west facing rear garden which has a patio seating area, an area laid to lawn with a mixture of plant and flower borders. In addition this wonderful home keeps giving with a workshop positioned in the rear garden with power and light.

Wool is a large village situated halfway between Dorchester and Wareham. The village benefits from great transport links by bus as well as a train station on the Weymouth-London Waterloo line. The village also offers a wide range of amenities including schools, public houses, doctor surgery, chemist, hardware store, butchers and takeaway restaurants.

### Entrance Hall

Wooden door to the front leading into the entrance hall, radiator, doors to the kitchen/diner, lounge and shower room plus stairs leading to the first floor landing. There is an understairs cupboard housing a gas central heating boiler.

### Shower Room

Double glazed window to the front, Wc, wash hand basin with tiled splash back, radiator, shower cubicle, extractor fan and door leading to the entrance hall.

### Lounge

25' 7" x 13' 3" ( 7.80m x 4.04m )

A dual aspect lounge with a double glazed window to the front and single glazed bay window to the rear, three radiators, television point, fireplace with electric fire inset and door leading to the entrance hall. The current owners have planning permission for a conservatory leading from the Lounge.

### Kitchen/Diner

19' 6" x 13' 5" ( 5.94m x 4.09m )

A fitted kitchen with a wide range of both wall and base cupboards plus drawers, worksurfaces with sink and drainer inset, tiling, gas range cooker with cookerhead over, plumbing for a washing machine and dishwasher, radiator, telephone point, television point, consumer units, double glazed window and door to the rear, single glazed window to the side plus doors leading to the entrance hall and garage.

### 1st Floor Landing

Stairs from the entrance hall with doors leading to 5 bedrooms and two bathrooms. Double glazed window to the front, radiator and stairs leading to the master bedroom.

### Bedroom 2

13' 2" x 10' 10" ( 4.01m x 3.30m )

Double glazed window to the rear with views over the garden, radiator, television point and doors leading to the landing and en-suite.

### En-Suite

Door leading from Bedroom 2, shower cubicle, Wc, wash hand basin, radiator, extractor fan,

### Bedroom 3

10' 9" x 10' 7" ( 3.28m x 3.23m )

Double glazed window to the rear with views over the garden, television point, radiator and door leading to the landing.

### Bedroom 4

12' 11" x 8' 5" ( 3.94m x 2.57m )

Double glazed windows to the rear and side with views over the garden, television point, radiator and door leading to the landing.

### Bedroom 5

8' 10" x 8' 2" ( 2.69m x 2.49m )

A dual aspect room with a double glazed window to the front plus the added bonus of double glazed windows situated on both sides, television point, radiator and door leading to the landing.

### Bedroom 6

7' 7" x 7' 7" ( 2.31m x 2.31m )

Double glazed window to the front, television point, radiator and door leading to the landing.

### Bathroom

Double glazed window to the front, wash hand basin, Wc, corner bath with shower over, extractor fan, radiator and door leading to the landing.

### Shower Room

Double glazed window to the side, wash hand basin, Wc, shower cubicle, extractor fan, radiator and door leading to the landing.

### 2nd Floor Landing

Stairs from the 1st floor landing, doors leading into Bedroom 1 (Master Bedroom) and a an En-suite.

### Bedroom 1

16' 3" x 14' ( 4.95m x 4.27m )

The master bedroom is located on the 2nd floor and is accessed via stairs leading from the 1st floor landing, this room is triple aspect with pleasant views and double glazed windows to the front, side and rear. There is built in eave storage, a television point and a door leading to the landing where there is a door to the En-suite.

### En-Suite

A dual aspect En-suite with double glazed windows to the front and rear, a corner bath, wash hand basin, Wc, separate shower cubicle, extractor fan, eave storage, radiator and door leading to the 2nd floor landing where there is a door leading to Bedroom 1, the master bedroom.

### Outside

#### Garage

18' 2" x 7' 11" ( 5.54m x 2.41m )

The garage offers internal access via a wooden door from the kitchen/dining room plus it has an electric up and over door to the front, in total there are three single glazed windows to the sides and it has the added bonus of power and lighting.

#### Front Garden

To the front of the property there is generous driveway parking for 3+ cars, side access for ease and a variety of mixed flower borders.

#### Rear Garden

West facing, the rear garden is ample in size and consists of a patio seating area perfect for pots and outside dining. There is an area laid to lawn with a mixture of flower beds and mixed borders, a wildlife pond, side access and access to a workshop which benefits from power and light.

#### Workshop

29' 4" x 7' 8" ( 8.94m x 2.34m )

With access via a door from the rear garden the workshop consists of a single glazed window to the rear and side plus benefits from power and light.

#### Location

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**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

**EPC Rating: C**

Tenure: Freehold

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