



Wareham Road, Owermoigne, Dorchester

Connells

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Entrance Hall

An impressive entrance hall consists of a double glazed door to the front aspect, two double glazed windows and a door to the rear leading to the garden. There is fitted carpet throughout which continues up the stairs to the landing, an understairs storage cupboard, two radiators, a telephone point, wall mounted gas central heating hive systems controls (This can be controlled by your mobile phone), LED spotlights and multi speaker system in ceiling plus doors leading to the family room, cinema/sitting room, kitchen/dining room, study, utility room and cloakroom.

Study

6'7" x 7'8" (2.01m x 2.34m)

There is a double glazed window to the front aspect, built in storage cupboards, a

radiator, a television aerial socket with sky box plus, a telephone point & tiled flooring. There is a full CCTV system in place (14 Cameras which can be viewed from your mobile phone), LED spotlights and a multi speaker system in the ceiling and a door leading into the entrance hall.

Utility Room

13'2" x 7'2" (4.01m x 2.18m)

The utility has plumbing for two washing machines and space for a tumble drier, fitted wall and base units with work surfaces over and a stainless steel sink and drainer inset along with a spacious airing cupboard with a radiator and generous amount of fitted shelving, a fully tiled floor and doors leading to the gym and the entrance hall.

Studio

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

This versatile space has built in storage cupboards and tiled flooring throughout. With double glazed bi fold doors to the front, a door to the utility room and the bonus of the multi speaker it was previously used as a gym.

Cinema Room / Sitting Room

15'6" x 17'6" Max (4.72m x 5.33m Max)

An impressive room ideal for hosting with ceiling LED spotlights, down lights and the multi speaker system. Double glazed French doors to the side lead to a decked seating area and to a bubbling hot tub. There is gloss tiled flooring throughout with underfloor heating, a television aerial socket, a radiator and a door leading to the hallway.

Lounge / Family Room

17'10" Max x 13'6" into bay (5.44m Max x 4.11m into bay)

The lounge has an inset wall mounted gas fire place, a double glazed window to the rear looking out on to the garden, two television aerial sockets, fitted carpet, multi speaker system and a door leading to the entrance hall.

Cloakroom

There is a door leading from the entrance hall, a double glazed window to the front with privacy glass, wash hand basin, WC, heated towel rail and partial wall tiling.

Kitchen / Breakfast Room

21'6" x 13'5" Max (6.55m x 4.09m Max)

The modern fitted kitchen offers a variety of wall and base units with LED Spotlights



and down lighting. The kitchen consists of granite work surfaces with a two bowl sink inset and glass panel splashbacks. With an integrated electric oven with and microwave above, a separate four point cuple gas hob with cookerhood over, space for an American style fridge/freezer and an integrated dishwasher. The room has a tiled floor with underfloor heating which continues into the sun room/ dining room of which it is open to, a double glazed door to the side garden leading to the triple garage, a multi speaker system, radiator and a door leading to the hallway.

Sun / Dining Room

14'7" x 12'0" (4.45m x 3.66m)

A light and airy room of UPVC construction on a brick built base and a fully insulated solid roof, this room is open to the kitchen

and consists of triple double glazed bi fold doors to the side taking you out to a large decked seating area and rear garden, there are three double glazed windows, two large skyline windows to maximise sunlight, hard flooring with under floor heating with a wall mounted controls panel, digital light switch, LED spot lights and down lighting plus the multi speaker system.

Landing

Stairs from the entrance hall lead up to an open style landing where there are steps down to a feature double glazed window to the front. There is a double glazed window to the rear and there is a further triple window to the front. Fitted carpet, three radiators, laddered access to a fully boarded and insulated loft space (potential for conversion), doors leading to all four

bedrooms and the family shower room. The landing also consists of LED spotlights and down lighting, the multi speaker system and air vent for the Villa Vent system which also be found on the ceiling of each room throughout the house.

Bedroom 1

15'8" x 15'7" (4.78m x 4.75m)

The master bedroom has double doors leading out to the landing, a door leading to the ensuite bathroom and private access via double glazed french doors out to a decked balcony overlooking the rear, perfect for a morning coffee. There is a double glazed window to the rear, radiator, telephone point, television aerial socket, fitted carpet, LED spotlight light fitting, multi speaker system, floor to ceiling built in wardrobes with a variety of shelving, rails

and drawers with a floor to ceiling storage cupboard with a sliding door and shelving.

Ensuite

With a large built in bath surrounded by LED spotlights and down lighting , attractive matching wall and floor tiles, wash hand basin unit with cupboards below, a wall mounted mirrored vanity unit, WC, heated towel rail, extractor fan, multi speaker system, a double glazed window to the side with privacy glass and a door leading to the master bedroom.

Bedroom 2

13'3" Max x 14'3" (4.04m Max x 4.34m)

Double glazed window to the rear, fitted carpet, radiator, television aerial socket, wall lights, multi speaker system and door to the landing.



Ensuite

Double glazed window to the front, corner bath with mixer taps, wash hand basin, WC, LED vanity mirror, heated towel rail, fully tiled walls and flooring, multi room speaker and door to the bedroom.

Bedroom 3

17'11" x 10'10" (5.46m x 3.30m)

Two double glazed windows to the rear, two built in wardrobes with hanging rails and shelving, two radiators, television aerial socket, multi speaker system and door to the landing.

Bedroom 4

14'11" x 10'5" 94.55m x 3.17m)

Two double glazed windows to the side, fitted wardrobes with sliding doors, fitted hanging rails, shelving and drawers, fitted

carpet, radiator, telephone point, television aerial socket with Internet port, multi speaker system and door to the landing. There is also a pull down ladder for access to the fully boarded loft which houses a Mega Flow system, Bosch Worcester gas boiler and a water softener system.

Shower Room

A luxury walk in shower consists of a dual shower head and built in alcove shelving, wall hung wash hand basin with vanity unit below, wall hung WC, wall mounted mirror with LED down lighting, fully tiled walls and flooring with underfloor heating plus controls, radiator, extractor fan, double glazed window to the front with privacy glass and door leading out to the landing.

Front Garden

An extensive drive leads from the rear to a parking area for up to 8 cars with access via an electric roller door into a detached triple garage with side door and access to the courtyard. There are areas laid to lawn.

The Courtyard

The fully enclosed courtyard is to the side of the property with access to the triple garage via a double glazed single door plus a double glazed door leading to the kitchen/breakfast room. The area is paved with gravelled borders, perfect for pots and seating with raised vegetable beds and a gated access to the rear garden. There is a 13'1 x 7'3 wooden double skinned shed with double doors, perfect for storage or as a summer house.

Rear Garden

The rear garden is accessed via electric security gates via a gravelled drive which continues to the side of the property and the large parking area at the front. The garden has a well maintained lawn and a large decked seating area to enjoy with a hot tub.

Triple Garage

26'6" x 17'5" (8.08m x 5.31m)

A twin skin construction triple garage the houses air conditioning & heating unit. There is an electric roller door, double glazed single side access door, fitted wall and base units, double glazed window on both sides and a staircase leading to a 26'6 long loft space all with power and lighting.



Ground Floor



First Floor



Garage Ground Floor



Garage First Floor



Outbuilding

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Wareham Road, Owermoigne, Dorchester

A beautiful bespoke family home offering spacious, modern & versatile accommodation throughout, ideal to suit many a buyer. With high quality & luxury finishes including oak doors, air source heat pump heating, an air con system, a salt water softening system and a Villa Vent air flow system in all bedrooms, it further benefits from 4 generous bedrooms, 2 ensuites and a family shower room, along a secure private driveway, extensive landscaped garden & a triple garage.

£1,200,000

Tenure: Freehold

EPC Rating: C

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To view this property please contact us on

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