



The Cedars, West Street, Bere Regis, Wareham, Dorset

Guide Price
£895,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

An elegant and impressive village period house in Bere Regis, situated on a generous 1/3 of an acre plot with six bedrooms, three reception rooms, garage, garden house and level gardens.

**The Cedars,
West Street, Bere Regis,
Wareham, Dorset,
BH20 7HQ**

- Grade II Listed
- Extensive and flexible accommodation
 - Period character features
 - 1/3 of an acre walled rear gardens
 - Charming garden house
- Additional Mediterranean style courtyard garden
 - Garage
- Council Tax Band G

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

A Grade II listed elegant village house in Bere Regis with light, well proportioned rooms and high ceilings, stunning period character features, arranged over three floors with spacious rear gardens and views over the surrounding countryside. This much loved property has been in the family for over 60 years and would suit the use of a large family, a house for multi-generational living or for a home with holiday income such as B&B rooms, if desired. Half way down the garden is a charming garden house with vaulted ceiling and views over the garden, a fantastic spot for warm evenings come rain or shine. Built of part-cob and part-stone construction, the property has oil fired central heating (mains gas available) and secondary glazing to some windows.

The main front door opens up into a grand entrance hall with beautiful Victorian tiled flooring and sweeping original banisters flow up to the first floor. The main drawing room is elegant with large proportions and high ceilings. Tall French doors and windows (with shutters) to the rear garden give a wealth of natural light and there is a central open fireplace with marble surround. There are two further spacious reception rooms on the ground floor both with bay windows to the front, one has an angle nook fireplace opening and the other a fitted gas fire and built in library shelving.

Beautiful worn flagstone steps lead down to the downstairs boot room/cloakroom which is a large room for its function, with a window to the garden. Rear access to the main garden comes off the back hall, where there is also a door to the kitchen/dining room with a range of floor and wall mounted units, oil fired AGA, sink and space for an additional range cooker.



At the end of the kitchen is the spacious utility room which has space and plumbing for washing machine and tumble dryer. From the utility room there is a door to a further pantry with built in extra storage cupboards, worksurfaces over and space for appliances.

On the first floor there is a landing leading to all four bedrooms. The largest of which has a bay window to the front and a built in wardrobe. There is another large bedroom with built in wardrobes on this level. A few steps lead to the rear bedroom which has it's own WC next to it and a separate bathroom with shower cubicle, making an excellent guest suite. Back to the landing, steps lead to the East end of the house where there is another large bedroom with built in cupboards and a bathroom with bath and an additional shower room.

Stairs rise to the second floor, where there is a further double bedroom with built in storage and a further store room or bedroom 6.

Outside

To the side of the property there is a driveway (owned by the Drax Estate) with a right of way over to gain access, via garage doors, to the spacious and long garage. There is also a pedestrian door from the drive to the Mediterranean style courtyard with ornate tree, palm tree and climbers. From the courtyard there are double doors to a large

wood store or store/outbuilding. Additionally there are further outbuildings close to the pantry of the main house, with useful, easy to access covered storage and a cellar space.

One of the standout features of The Cedars are the glorious and extensive walled rear gardens with large and level expanses of lawn, set out in three segments, as well as a patio seating area abutting the house, perfectly placed to catch the sun throughout the day and in to the evening, ideal for summer BBQ's and alfresco dining. The whole plot is just over 1/3 acre and there is a large greenhouse on the side as well as fruit trees and flower borders with mature plants and shrubs. The bottom section of the garden is wilder and has a vegetable garden with productive beds.

The Garden House is situated roughly half way down the garden and has open but private views over the garden and is built of Iroko timber construction. There is light and power connected and it offers a wonderful flexible entertaining space. Please note this structure is attached to the neighbouring property.

Situation

Located within the Conservation Area, the property is within walking distance of the nearby amenities. The village is well served by a

convenience store, post office, a hair and beauty salon, doctors and dental surgeries, two public houses and a garage. There is also a well-regarded First School and notable parish church.

The village is surrounded by beautiful Dorset countryside and to the south is the Jurassic coastline which has been accorded World Heritage status, with its sandy beaches at Weymouth, Poole, Studland and Bournemouth.

The larger centres of Wareham, Wimborne and Poole are all within easy reach and offer a varied range of commercial, shopping and sporting facilities. There are mainline stations to London Waterloo from Moreton and Wareham (both 7 miles approx.).

Services

All mains services are connected.

Broadband - Superfast speed available

Mobile - It is reported that you are likely to have network coverage for both indoors and outdoors (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council

Tel: 01305 251010 or www.dorsetcouncil.gov.uk





Council Tax Band: G
EPC: Exempt

Directions

From Dorchester take the A35 eastbound. Continue on the A35 to the roundabout by the Shell garage. Take the second exit signed Poole/Bournemouth. At the next roundabout take the second exit and then take the next right into the village (West Street). The house will be found after a short distance on the left-hand side.



West Street, Bere Regis, Wareham

Approximate Area = 4162 sq ft / 386.6 sq m
Limited Use Area(s) = 119 sq ft / 11 sq m
Garage = 400 sq ft / 37.1 sq m
Outbuildings = 598 sq ft / 55.5 sq m
Total = 5279 sq ft / 490.2 sq m

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcshcom 2024. Produced for Symonds & Sampson. REF: 1111741



Dorchester/KWI/25.04.24



01305 261008
Symonds & Sampson 9 Weymouth Avenue
Brewery Square
Dorchester
Dorset
DT1 1QR
dorchester@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

