



Symonds
& Sampson

Culeaze Lodge

Culeaze, Wareham, Dorset

Culeaze Lodge

Culeaze, Wareham
Dorset, BH20 7NR

Secluded elegance meets countryside charm: Culeaze Lodge, a rare haven with spacious living, lush gardens, and tranquil privacy. Four bedrooms, garage and ample parking.



- Detached Lodge
- Tranquil and private setting
- Well presented throughout
- Four good size bedrooms
- Sitting room and conservatory
- Generous and well maintained gardens
 - Garage and ample parking
- Secluded countryside setting

Offers In Excess Of £650,000

Freehold

Dorchester Sales
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THE PROPERTY

Nestled in a tranquil setting off a private no-through lane, Culeaze Lodge offers a rare combination of privacy and seclusion.

The property welcomes you with a light and bright entrance hall, setting the tone for the spacious accommodation within. The double-aspect sitting room provides a cozy yet airy space, flowing seamlessly into the conservatory, which overlooks the beautifully maintained garden.

The kitchen features a practical range of floor and wall-mounted units, offering ample storage and workspace. Adjacent to the kitchen is a convenient storage cupboard and a separate WC.

Returning to the entrance hall, you will find a modern bathroom with a wet room at one end. The property has four good sized bedrooms, including a principal bedroom with double doors that open directly onto the garden.

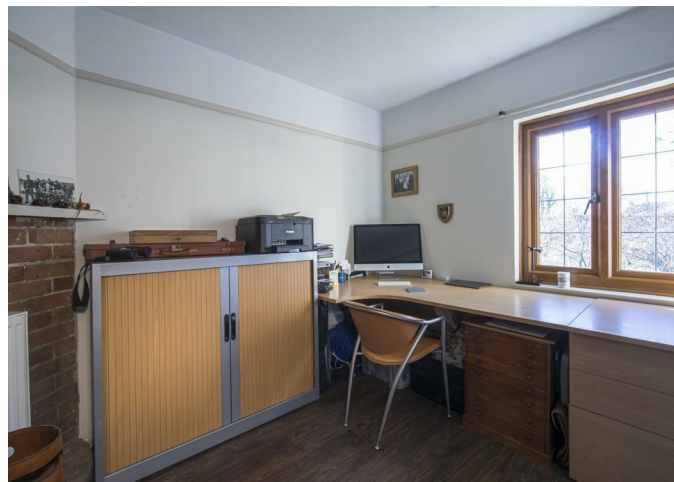
Culeaze Lodge is a rare find, blending spacious interiors with a serene location.

OUTSIDE

The front of the property offers ample parking for 6-8 cars and has access through a five-bar gate to the upper garden. This area is currently lawned and bordered by fragrant herbs, grapevines, and fig trees. The front door is reached via an inviting archway in the laurel hedge.

The lower garden, known as the orchard, is thoughtfully planted with vibrant spring bulbs, perennial borders, roses, and shrubs. Well-maintained lawns extend gracefully to a naturalized koi pond and a decking area conveniently positioned next to the French doors.

An orchard of apple and pear trees, established in 2010, adds beauty throughout the seasons. The entire property is enclosed with stock fencing and bordered by a native hedgerow of beech and hawthorn, offering privacy, shelter, and security.





SITUATION

Culeaze Lodge is nestled in the heart of stunning, unspoilt countryside. The beautiful local landscape includes excellent riding country in Wareham Forest and over the adjacent heaths to the east and south. There is chalk stream fly fishing available on the nearby River Piddle and River Frome and golf approximately 3 miles away at The Dorset Golf & Country Club. Lulworth Cove and Durdle Door on the Jurassic Coast are just a 20-minute drive to the south.

The nearby village of Bere Regis is a thriving community with two pubs, a village shop, post office and parish church. For wider requirements the larger centres of Wareham, Dorchester,

Weymouth, Poole and Bournemouth are all within easy driving distance.

For transport links, the A31 and A35 meet just north of Bere Regis. Wool has a railway station with regular, direct services to Poole, Southampton and Waterloo and the airports at Bournemouth and Southampton have flights to both national and international destinations.

Dorset is also blessed with a wide choice of popular independent schools such as Canford, Clayesmore, The Sherborne Schools, Milton Abbey, Leweston, Bryanston, Knighton House and Hanford.

DIRECTIONS

[what3words///acoustics.zips.bloggng](https://www.what3words.com/acoustics.zips.bloggng)

SERVICES

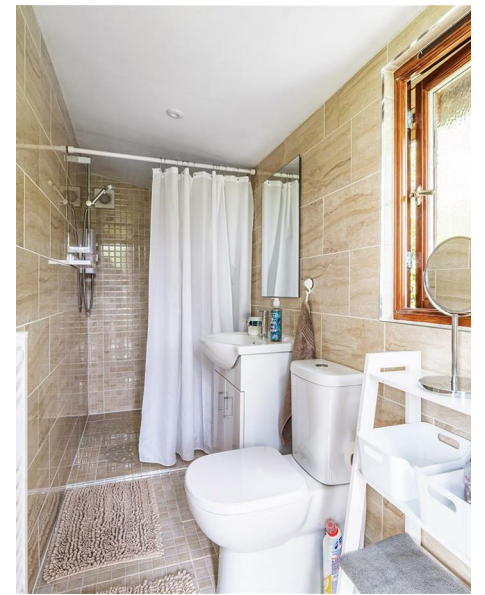
Mains water and electricity are connected.
Oil fired central heating.
Private drainage.

Broadband - Ultrafast speed available.
Mobile - You are likely to get mobile coverage outdoors and limited coverage indoors (<https://www.ofcom.org.uk>).

LOCAL AUTHORITY

Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

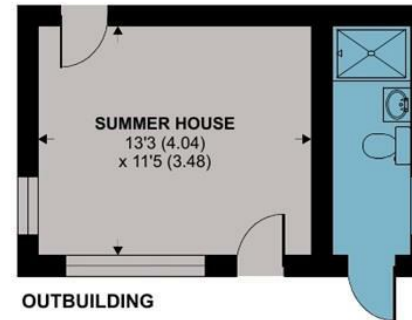
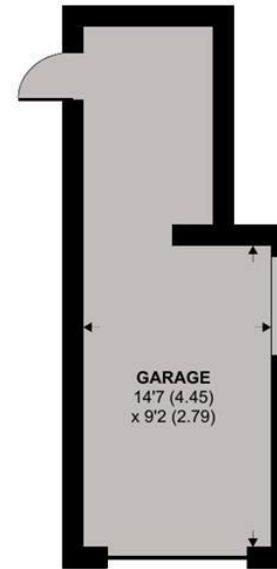
Council tax band D
EPC E



Culeaze, Wareham

Approximate Area = 1232 sq ft / 114.4 sq m
Garage = 200 sq ft / 18.5 sq m
Outbuilding = 202 sq ft / 18.7 sq m
Total = 1634 sq ft / 151.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Dorchester/ATR/09.04.2025 rev



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1236004



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