



Larkspur
Snow Hill

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Located within a designated conservation area, this sizeable, detached bungalow is situated in the popular village of Bere Regis, with favourable accommodation including a spacious hallway, good-size reception room, modern kitchen, three double bedrooms, bathroom and WC. Externally, there is a well-maintained rear garden and terrace area, featuring stunning countryside views and a driveway providing off road parking to the front of the property. EPC rating D.

Bere Regis village is situated between the County town of Dorchester and Poole. The village has featured in several Thomas Hardy novels, and St John the Baptist church features in the Domesday book of 1086. Next to Bere Stream, Elder Road Open Space can be found with its beautiful riverside boardwalk and bridges. There is a village shop/post office, health centre and also two village pubs. The house backs onto May's Wood with walks over Black Hill and beyond to Affpuddle. On the east side of the village, Dorset Wildlife Trust are in the process of rewilding approximately 300 acres at "Wild Woodbury". The nearby village of Moreton, has a tea room and riverside setting. Bovington and Puddletown are just a short drive away. Athelhampton House and Gardens, Dorset Golf and Country Club and Resort, Monkey World and Bovington Tank Museum are all nearby popular attractions. For the more adventurous, Quad Biking, Hang-Gliding and Clay Pigeon Shooting facilities are not far away.



A part glazed UPVC door takes you through to the large porch with tiled floor and an internal door taking you through to the property's hallway. The hall sets the tone for the rest of the property, with spacious dimensions, a variety of storage options and solid oak flooring throughout.

The kitchen has a large, rear aspect window, looking out onto the terrace and garden and is fitted with a range of cream, gloss wall and base level units with worksurfaces over and vinyl flooring throughout. Integral appliances include a fridge/freezer, range style oven with five-ring electric hob, extractor hood over and fitted microwave.

The sitting room is a fabulous feature of the home, with large picture window to the rear offering impressive countryside views and a door gives direct access to the terrace, with room to place outdoor living furniture.

There are three bedrooms at the property, all are double in size and bedrooms one and two both benefit from fitted wardrobes. Bedroom One further benefits from a curved bay window, allowing plentiful natural light to enter the room.

The bathroom is furnished with a suite consisting of a free-standing, roll top bath with mixer tap, shower cubicle, and wash hand basin. The room is finished with fully tiled walls and vinyl flooring throughout. There is a separate room for the WC.

The property is set on a generous plot with driveway to the front, and a rear garden laid with areas of patio and lawn and boarded with mature trees and shrubs. In addition, there is a good-size timber framed outbuilding, set on a raised tier of the front garden, and store to the side.



Larkspur, Snow Hill, Bere Regis, Wareham, BH20

Approximate Area = 1487 sq ft / 138.1 sq m

Outbuilding (s) = 118 sq ft / 11 sq m

Total = 1605 sq ft / 149.1 sq m

For identification only - Not to scale



Flood Risk:

Zone 1.

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities:

Dorset Council

County Hall

Colliton Park

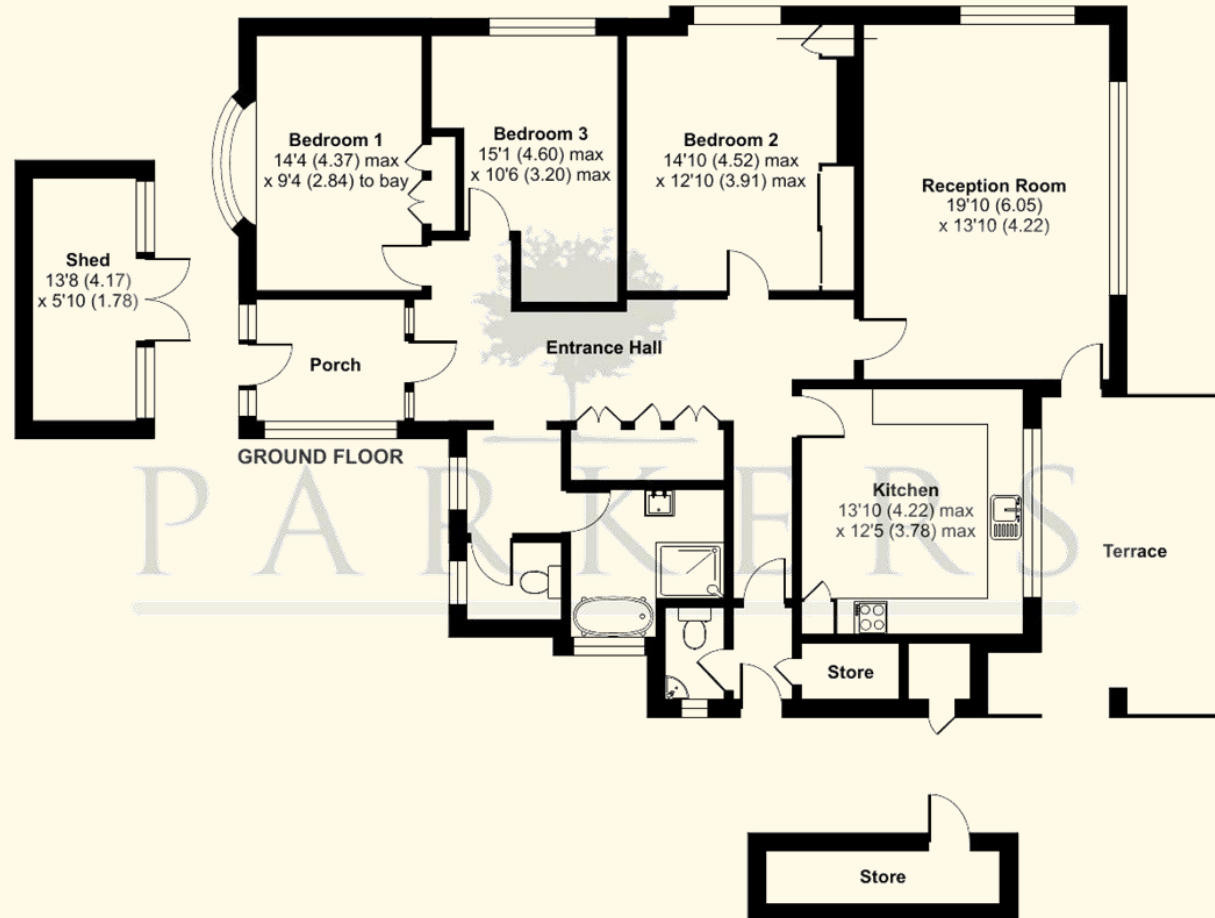
Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1123732

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