



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.



On arrival at the property, you will be able to park your vehicle on a large driveway and from there, you have a choice of access to the property either by taking the steps to the front door or walking down a gentle slope to the left, which takes you past a good-sized timber-framed outbuilding.

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 rear garden laid with areas of patio and lawn and boarded with mature trees and shrubs. An area of lawn extends to the side of the property with pedestrian gate leading to the front of the home.



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.

Situation:

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. A short five-minute walk takes you to Bere stream with beautiful open riverside boardwalk and bridges which lead into fields, May's Wood and Black Hill. There is also a primary school close to the property with a catchment senior school being Lytchetts School. A bus runs from the village to the school. This friendly village consists of a shop/post office, doctors' surgery, dentist, hairdressers, garage and two pubs. Bere Regis has easy access to A31, A35 and A354, all of which allow you to access Poole, Dorchester, Wareham, and Blandford, within approximately fifteen minutes.

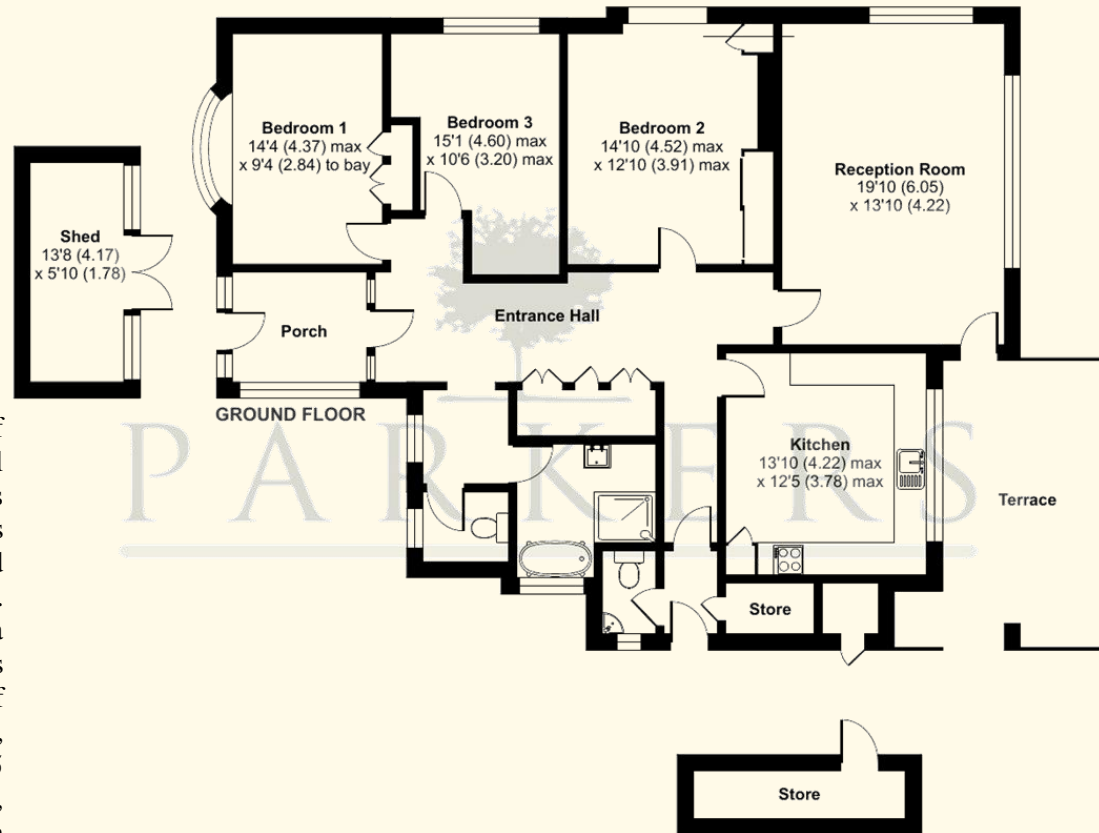
Larkspur, Snow Hill, Bere Regis, Wareham, BH20

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



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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