



Donkey Lane
Wareham

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Nestled in a tranquil and serene setting, is this charming detached house, enjoying an idyllic position in Wareham, within close proximity to Bere Regis and surrounded by the picturesque countryside. Versatile accommodation includes a modern kitchen, utility room, two reception rooms, a conservatory, an office, four double bedrooms with en-suite facilities to bedroom one, and two further family shower rooms. Externally, the property benefits from a predominantly southerly facing rear garden and garage with driveway to the front. EPC rating D.

Wareham is a historic market town located in the heart of Dorset, nestled along the banks of the River Frome. Positioned around 9.5 miles southwest of Poole and roughly 18 miles from Dorchester, the town is steeped in rich heritage and character. Visitors can immerse themselves in its history by strolling along the ancient Wareham Walls, exploring the exhibits at the Wareham Town Museum, and admiring its historic churches and period buildings. With its charming atmosphere and strategic location, Wareham also serves as an ideal gateway to some of Dorset's most iconic attractions, including the Jurassic Coast, Lulworth Cove, and the ruins of Corfe Castle. Whilst the property is situated in Wareham, it is also conveniently close to the picturesque village of Bere Regis.



Ground Floor:

Upon entry, you are taken through to a spacious entrance hallway, creating an ideal space to decant outdoor wear. Wood-effect flooring continues throughout and into the majority of the ground floor accommodation.

The kitchen has been tastefully fitted with a range of 'shaker style' wall and base level units with worksurfaces over and upstands. There is a China 1 ½ bowl sink and drainer with mixer tap. Integral appliances include an eye-level double oven and grill, five-ring electric hob and dishwasher. Space is allocated for a fridge-freezer and a separate utility room provides additional space for appliances.

The sitting room is flooded with natural light and is generously proportioned. Sliding doors give direct access onto the rear garden and there is a central fireplace with wood burning stove. The property offers two further living spaces; a dedicated dining room, and a bright conservatory that provides a peaceful spot to relax and enjoy the views over the sunny rear garden. There's also a versatile office space, ideal for working from home or adapting to suit individual needs.

A shower room and bedroom with several fitted storage options complete the ground floor.



First Floor:

On the first floor, there are three further bedrooms, all double in size, whilst bedroom one is also accompanied by a well-appointed en-suite and balcony, boasting an enviable outlook over the surrounding area. Bedroom two benefits from an ample selection of fitted storage.

Serving bedrooms two and four, is the family bathroom, furnished with a panel enclosed bath, WC and wash hand basin. The room is complete with tiled walls and flooring.

Externally:

Outside, the property boasts a spacious garden, mainly laid to lawn and enjoying a predominantly southerly aspect. The garden is beautifully bordered with a variety of mature plants, trees, and there is a patio area creating the perfect space for alfresco dining. Additionally, the property benefits from a garage and driveway.

Broadband:

At the time of the listing, standard broadband is available.

Mobile service indoor is listed as limited and none, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity and water are connected. Oil fired central heating and private septic tank.

Local Authorities:

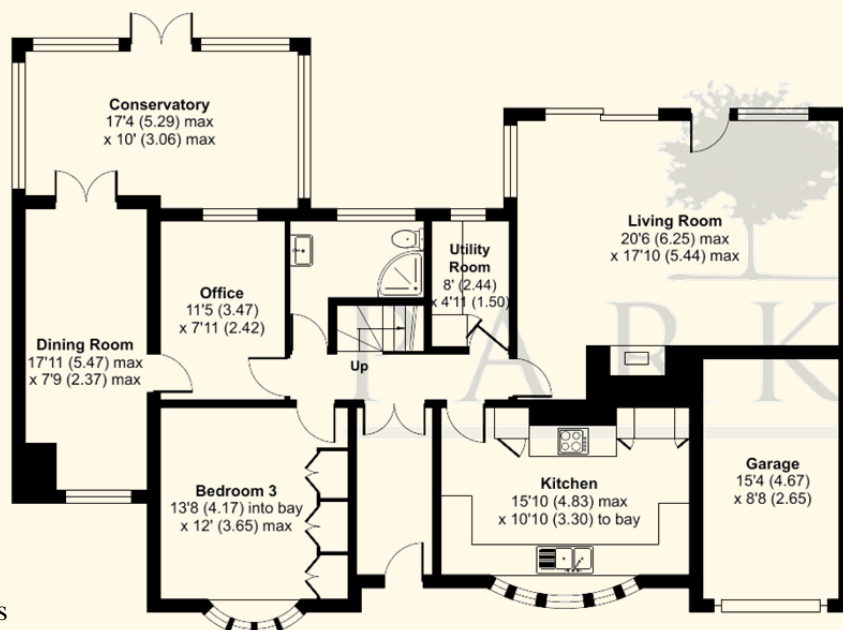
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is E.

Agents Notes:

Please note Donkey Lane is a privately owned lane and all residents have a right of way over it.

Denotes restricted head height



GROUND FLOOR

Donkey Lane, Bere Regis, BH20

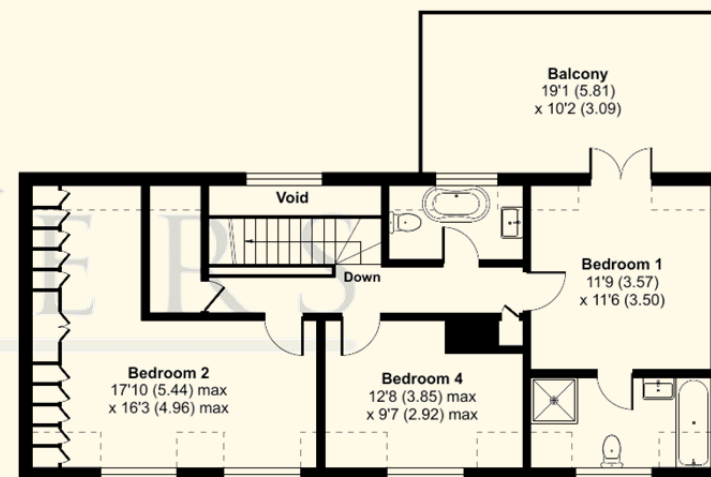
Approximate Area = 2001 sq ft / 185.9 sq m (excludes void)

Limited Use Area(s) = 85 sq ft / 7.9 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 2219 sq ft / 206.1 sq m

For identification only - Not to scale



FIRST FLOOR

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1285181