



**Church Knowle, Wareham**  
**BH20 5NQ**

**£1,800,000 Freehold**

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# 'Friday Field'

Church Knowle BH20 5NQ

- Detached Residence in Village Location
- Wonderful Countryside Views
- Set in Grounds of Approximately 0.45 acres
- Four Double Bedrooms, 2 Bathrooms
- Magnificent Lounge Room and Dining Room
- Stunning Kitchen
- Large Workshop
- Flexible Accommodation
- Double Garage and Forecourt Parking for Several Vehicles
- Beautiful, Southerly Landscaped Garden







**\*\* DRONE AND PROPERTY VIDEOGRAPHY \*\***

Located in the VILLAGE of CHURCH KNOWLE, A SUBSTANTIAL DETACHED PROPERTY set in 0.45acre LANDSCAPED GROUNDS with FAR-REACHING VIEWS across fields to the Purbeck Ridge. The single storey property boasts FOUR DOUBLE BEDROOMS and TWO SPACIOUS RECEPTION ROOMS, FLEXIBLE ACCOMMODATION, DRIVEWAY PARKING FOR SEVERAL VEHICLES and a SIZEABLE DOUBLE GARAGE.



'Friday Field' is approached via a privately owned driveway off the Tyneham Road about 1.7 miles from the renowned village of Corfe Castle. This premier property is approached through wooden gates and a gravelled forecourt with high Purbeck stone wall surround and raised flower and shrub beds.

Enter through the main door into roomy hallway, through a glazed door and into the capacious lounge room which features an inset wood burner with marble surround and hearth, and quadruple bi-fold doors onto a local slate and southerly facing patio.



A set of glazed double doors enter into the dining room with a second set of doors opening onto the low Purbeck stone-walled patio which offers an ideal area for outdoor dining or entertaining. Return through the dining room and further double doors lead to a roomy inner hallway which has practical tiled flooring and plenty of space for boots and coats.

Through to the kitchen which has a pleasant outlook to the front of the property and is stylishly arranged with a range of marble worktops with inset sink, cupboards, drawers and floor to ceiling storage cupboards, integral dishwasher and modern electric range cooker. A pair of glazed doors return to the lounge.

The bungalow is arranged with two wings, east and west. The 'West wing' has two double bedrooms on opposite sides of the inner hallway; bedroom four has a wall-length range of fitted wardrobes and bedroom three is currently used as a home office, but would equally accommodate a double bed with freestanding furniture. In this wing, a bathroom, fully tiled, with a modern white suite of panelled bath, washbasin and WC and a separate shower with glazed shower cubicle. Alongside, a utility room comprising counter top with inset sink, base and wall units affording space for freestanding washing machine and dryer, fridge and freezer. An external glazed door leads to a pathway alongside the property to the garage and rear garden.

Two further double bedrooms are accessed from the hallway; the main bedroom has a lovely outlook over the grounds and both bedrooms have a wall-length range of built-in wardrobes. A fully tiled shower room with large glazed shower cubicle, wash basin with vanity cupboard and WC serves the two bedrooms.

Outside to the front of the property, large workshop with skylights and double doors from the driveway, sits between the 26' x 18' garage and the bungalow. The garage has electronically operated roller door, personal door to the workshop and doors to the pathway alongside the property.

Steps from the patio descend to the magnificent, hedge-lined grounds which extend in a southerly and westerly direction, and wrap around the property providing a well-tended vegetable garden with mature fruit trees, raised beds and greenhouse. The main, tiered garden, on one side adjoining farmland, is beautifully landscaped with trees providing shade, ornamental shrubs, a well-stocked and Purbeck stone lined fish pond and a pretty brook running through the garden.

The property also benefits from underfloor heating in bedroom 3, bedroom 4, the dining room, utility room, bathroom and hallway.

This HIGHLY ATTRACTIVE property in a QUIET and SOUGHT-AFTER VILLAGE LOCATION is a HIDDEN GEM waiting to be discovered.

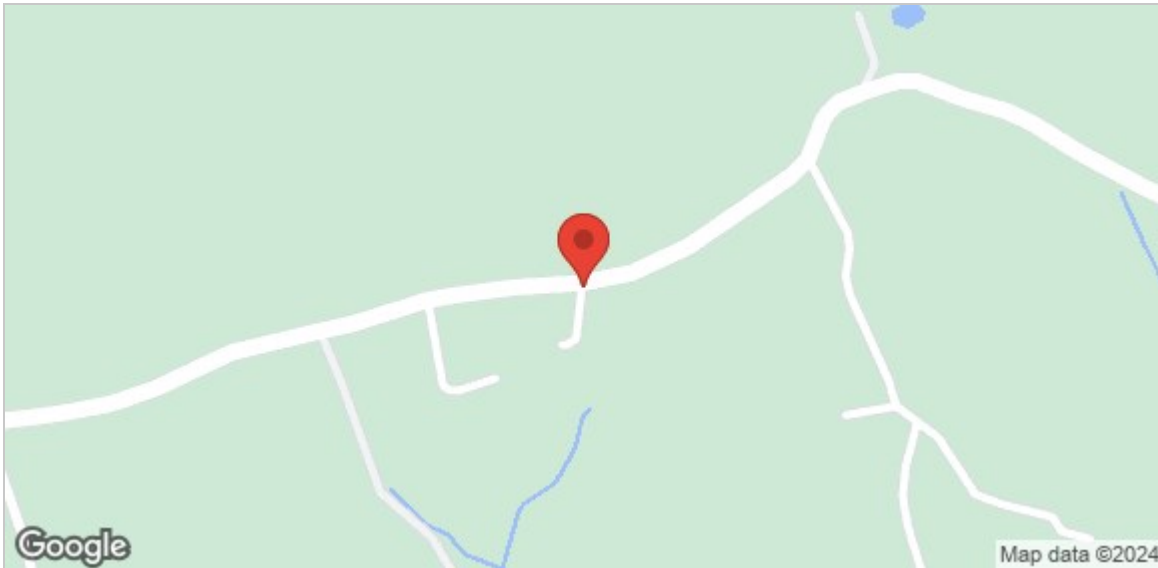


## Friday Field, Church Knowle, Wareham, BH20

Approximate Area = 2102 sq ft / 195.3 sq m  
 Garage / workshop = 765 sq ft / 71 sq m  
 Total = 2867 sq ft / 266.3 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Hull Gregson & Hull Ltd. REF: 1150533



**Lounge 24'11" x 23'9" (7.62m x 7.26m)**

**Dining Room 16'6" x 13'8" (5.03m x 4.17m)**

**Kitchen 14'0" x 8'9" (4.27m x 2.67m)**

**Bedroom One 14'4" x 11'6" (4.39m x 3.51m)**

**Bedroom Two 11'10" x 9'10" (3.61m x 3.0m)**

**Shower Room**

**Bedroom Three 11'3" x 10'11" (3.43m x 3.35m)**

**Bedroom Four 12'7" x 11'10" (3.86m x 3.61m)**

**Bathroom**

**Utility Room 14'7" x 8'0" (4.47m x 2.46m)**

**Workshop 20'0" x 12'2" (6.12m x 3.73m)**

**Garage 26'2" x 18'9" (8.0m x 5.74m)**

### Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Oil-Fired Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

