



**Connells**

Wareham Road  
Owermoigne Dorchester

### Property Description

This impressive four-bedroom detached residence offers an enviable blend of space, privacy and countryside charm. Set within generous grounds, the property enjoys a wonderful south-facing aspect and benefits from a swimming pool, double garage and adjoining paddock – perfect for those seeking a semi-rural lifestyle.

The accommodation is both spacious and well-balanced, featuring a welcoming entrance hall, a bright and airy sitting room with views across the gardens, and a well-appointed kitchen/breakfast room ideal for family living and entertaining. Additional reception space provides flexibility for a formal dining room, home office or playroom. Upstairs, four well-proportioned bedrooms offer comfortable accommodation for family and guests alike, with the principal bedroom enjoying attractive garden views. The property is served by modern bathroom facilities, completing the practical and appealing layout.

Externally, the home truly excels. The beautifully maintained south-facing garden provides a tranquil setting for outdoor living, while the private swimming pool creates a perfect space for relaxation and entertaining during the warmer months. Beyond this, the adjoining paddock adds further appeal, offering excellent potential for equestrian use or simply as an extension of the grounds. A double garage and ample driveway parking complete this attractive package.

### Ground Floor

#### Entrance Hall

A double glazed front door leads into the entrance hall with a double glazed window to the front aspect, a telephone point, an understairs cupboard, stairs to the first floor and doors to the cloakroom, the kitchen /breakfast room, the sitting room and an additional I-shaped open plan living space.

#### Sitting Room

A door from the entrance hall leads into the sitting room with a double glazed bay window to the front aspect, a double glazed window to the side aspect, a feature fireplace and a radiator.

#### Open Plan Living Space

A door from the entrance hall leads into the versatile L-shaped open plan living space with a woodburner, a radiator, a double glazed window to the side aspect and a pair of double glazed bi-folding doors to the rear aspect leading onto the garden. A pair of doors lead into the conservatory and a second pair of doors lead into the kitchen / breakfast room.

#### Kitchen

A door from the entrance hall leads into the modern kitchen / breakfast room with a range of wall and base units including a kitchen island / breakfast bar accommodating the gas hob. Integrated appliances include an electric double oven, a microwave, a wine cooler, a fridge freezer and an additional under counter fridge. In addition there is a stainless steel sink and drainer, a radiator, dual aspect double glazed windows to the rear and side and doors leading into the conservatory, the utility and a pair of doors into the open plan living space.

#### Conservatory

A pair of doors from the open plan living space and a door from the kitchen / breakfast room lead into the conservatory which is of a upvc construction with double glazed windows to all sides, a pair of doors to the rear aspect and a door to the side leading out onto the garden.



### Utility Room

A door from the kitchen / breakfast room leads into the utility room with the gas boiler, an airing cupboard, plumbing for a washing machine, the water softener, space for a tumble dryer and a stainless steel sink and drainer with a door to the side aspect leading outside.

### Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, a wash hand basin, a radiator and a double glazed window to the side aspect.

### First Floor

#### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with access to the loft space, a radiator, a double glazed window to the front aspect and doors leading to the bathroom and all four bedrooms.

### Bedroom 1

A door leads from the first floor landing into bedroom 1 with dual aspect double glazed windows to the rear and side aspects, a radiator, fitted wardrobes and a door leading to the ensuite bathroom.

### Ensuite

A door from bedroom 1 leads into the ensuite bathroom with a jacuzzi bath with a shower above, a WC, a wash hand basin, a heated towel rail, an extractor fan and a double glazed window to the front aspect.

### Bedroom 2

A door from the first floor landing leads into bedroom 2 with a double glazed window to the side aspect, a radiator and a pair of double glazed doors to the rear aspect leading onto a generous roof terrace with views over the garden and the countryside beyond.

### Bedroom 3

A door from the first floor landing leads into bedroom 3 with a radiator and dual aspect double glazed windows to the front and side aspects.

### Bedroom 4

A door from the first floor landing leads into bedroom with a double glazed window to the rear aspect and a radiator.

### Bathroom

A door leads from the first floor landing into the bathroom with a WC, a bath with a shower over, a wash hand basin, an extractor fan and a double glazed window to the front aspect.

### Outside Space

#### Front Garden

The front garden is laid to a stone patio with borders of flowers and mature shrubs with a block paved driveway to the side.

### Parking

The block paved driveway leads to the garage and allows for the parking of additional vehicles.

### Garage

The property has a double garage with a manual up and over garage door which further benefits from power.

### Rear Garden

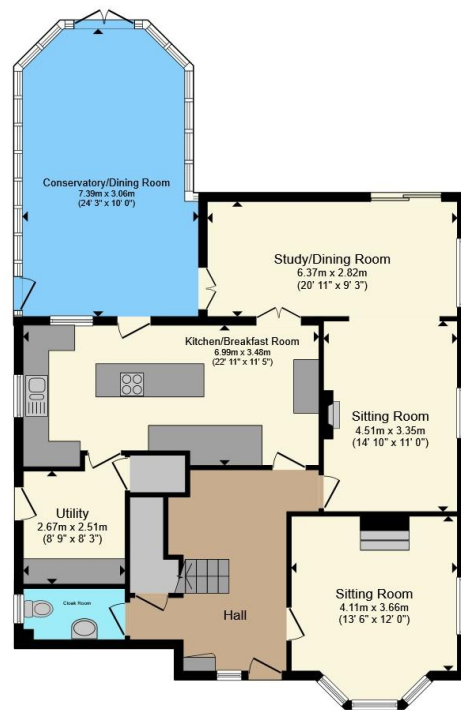
Doors from the conservatory and the open plan living space lead onto the generous rear garden which has areas of patio, decking, fruit trees and raised beds. The garden is further enhanced by an outdoor swimming pool with pool house which has power, a greenhouse, a metal store and 3 stables all with power. A gate leads onto the paddock.

### Paddock

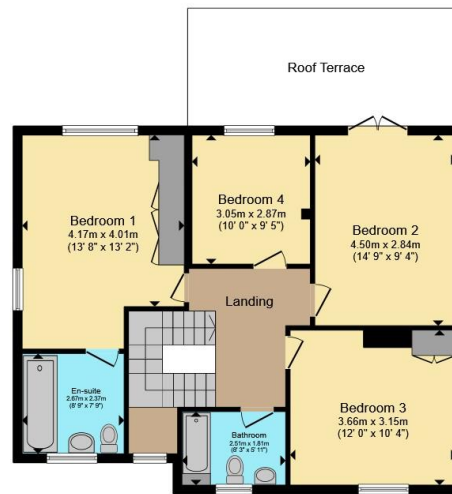
A gate from the generous rear garden leads onto the additional paddock.







**Ground Floor**



**First Floor**

Total floor area 208.5 m<sup>2</sup> (2,244 sq.ft.) approx

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