



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

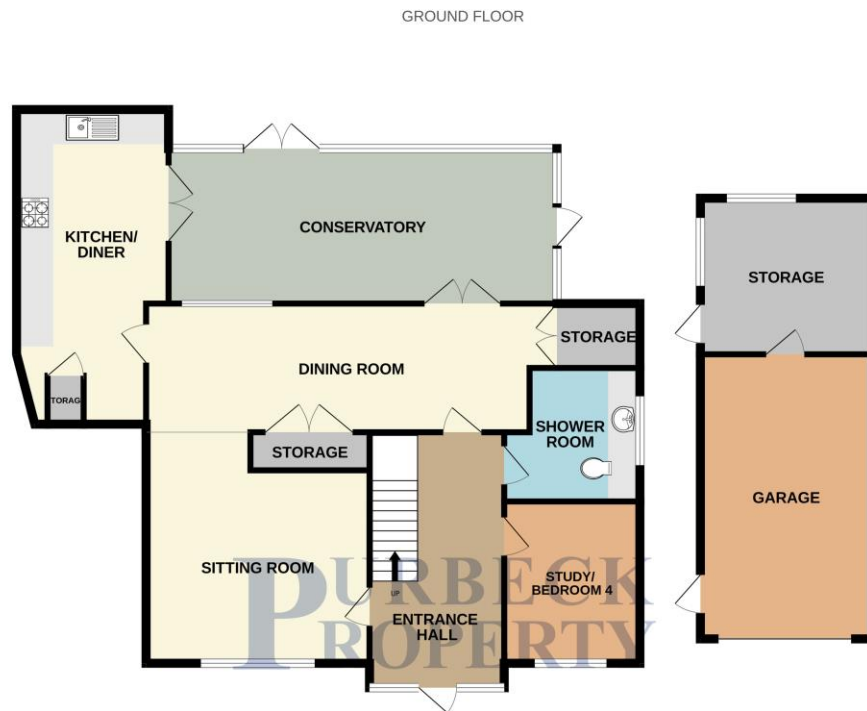
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED & VERSATILE 3-4 BEDROOM DETACHED
CHALET BUNGALOW WITH A SPACIOUS CONSERVATORY,
A PRIVATE LARGE ENCLOSED GARDEN AND A DRIVEWAY.
INTERNAL VIEWING HIGHLY RECOMMENDED**



Filleul Road, Sandford, BH20 7AP

PRICE £485,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. Wareham itself is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church, Lady St Mary's Church, library and the museum.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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The Property:

This deceptive bungalow offers versatile accommodation & is accessed via a upvc double glazed front door with a matching window to the side leading into the entrance hallway where there are stairs to the first-floor accommodation with storage space below and a radiator.

Wood laminate flows through into the dining area which has upvc double glazed windows with a radiator beneath, and glass panelled doors to the conservatory. There is also a radiator and a double door storage cupboard, as well as a boiler cupboard. A square arch flows into the lounge area where there is a upvc double glazed window to the front aspect with a radiator beneath.

Steps lead down into the kitchen/breakfast room, which has a matching range of cupboards at base and eye level with drawers, a five-ring gas hob is set into the work surface with an extractor and light above with a double oven to the side. Further integral appliances include a dishwasher. There is space for an upright fridge/freezer. A one and a quarter bowl sink is set into the work surface with a side drainer & splashback tiling surrounding. A upvc double glazed window overlooks the rear garden. Tiled flooring flows throughout & there is a radiator plus space and for dining table and chairs.

The Conservatory is a spacious room with tiled flooring and is constructed with upvc double glazed windows with a polycarbonate roof and patio doors looking out to the rear garden.

The downstairs accommodation also benefits from a bedroom which is currently used as a home office, with the continuation of the wood laminate flowing from the hallway and a double-glazed window to the front aspect with a radiator beneath.

The downstairs wet room comprises of a WC, a wash hand basin set into a vanity unit and shower area with a wall mounted electric shower. The room is fully tiled, with an opaque double-glazed window to the side aspect and a heated towel rail.

Stairs lead up to the first-floor accommodation, where there is access to the loft via a hatch.

The master bedroom enjoys a double aspect with a upvc double glazed window overlooking the rear garden with a matching window to the front aspect. The room benefits from fitted shelving and cupboards, a wash hand basin set into a vanity unit with storage to the side and fitted hanging rails. There is also access to under the eave storage.

Bedroom 2 has a upvc double glazed window overlooking the rear garden with a radiator beneath.

Bedroom 3 has a upvc double glazed window overlooking the front aspect with a radiator beneath and a fitted double wardrobe.

The family shower room comprises of a WC, a wash hand basin set into vanity unit and a shower cubicle with a wall mounted electric shower with splashback tiling surrounding. There is a upvc double glazed window to the rear aspect, a heated towel rail, shaver point, light & an extractor fan.

Garden

The enclosed rear garden has a brick paved patio abutting the property, with access to the front garden via a security gate. The remainder of the garden is laid to lawn, surrounded by mature shrubs giving a high degree of privacy. There are a number of seating areas throughout the garden, together with a summer house to the rear of the property and a variety of mature trees and shrubs.

Garage/Parking

The front garden has a tarmac driveway providing off-road parking, leading to the garage which has an up and over door power and light and is extended to the rear to give access to a workshop.

Measurements:

Lounge	12'10" (3.93m) x 10'4" (3.16m)
Dining Room	21'6" (6.57m) x 7'10" (2.40m)
Kitchen	18' (5.50m) x 9'4" (2.86m)
Conservatory	23'2" (7.02m) x 9'6" (3m)
Study	7'4" (2.25m) x 8'11" (2.74m)
Shower room	7'5" (2.26m) x 7'4" (2.24m)
Garage	16'3" (4.59m) x 8'10" (2.69m)
Workshop	9'1" (2.79m) x 8'10" (2.69m)
Bedroom 1	12'10" (3.93m) x 15'9" (4.82m)
Bedroom 2	11'2" (3.41m) x 7'11" (2.42m)
Bedroom 3	11'3" (3.43m) x 10' (3.05m)
Bathroom	6'1" (1.86m) x 4'8" (1.43m)



5 South Street,
Wareham,
Dorset, BH20 4LR
sales@purbeckproperty.co.uk

Tel 01929 556660
www.purbeckproperty.co.uk

IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.