



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A DECEPTIVELY SPACIOUS 2 BEDROOM FAMILY HOME  
BENEFITTING FROM 2 BATHROOMS AND A CONSERVATORY  
AS WELL AS A PRIVATE ENCLOSED GARDEN AND A GARAGE  
INTERNAL VIEWING RECOMMENDED**



# Stoborough Meadow, Stoborough, BH20 5HP

**PRICE £335,000**



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:

Stoborough is a popular, peaceful & tranquil Village situated just outside of Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Within walking distance is a local convenience store & a bus stop. 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 & the museum. There is also a market every Saturday.

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### The Property:

This home is accessed via an opaque upvc double glazed front door leading into the entrance hallway. There is wood effect flooring flowing through into the living room, a radiator and a spacious storage cupboard.

The downstairs cloakroom has a continuation of the wood effect flooring and comprises of a WC, a wash hand basin with splash back tiling surrounding, a radiator and an opaque upvc double glazed window to the front aspect.

The spacious living room has double glazed patio doors out to the conservatory with a matching window to the side, a radiator and stairs up to the first floor accommodation.

The conservatory is surrounded with upvc double glazed windows and patio doors out to the rear garden with a polycarbonate roof and tiled flooring. There are electrical points for a fridge/ freezer.

The kitchen has a matching range of cupboards at base and eye level, along with drawers. A four ring gas hob is set into the work surface with an oven below. There is space and plumbing for a washing machine and space for an under-counter fridge. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling. The room also benefits from a double-glazed window to the front aspect, tiled flooring and a radiator.

Stairs lead to the first floor accommodation, where there is matching flooring to the ground floor, a radiator, and access to the loft via a hatch. There is also a storage cupboard with slatted shelving.

The master bedroom has upvc double glazed windows overlooking the rear garden with a radiator below and benefits from a spacious double door integral wardrobe.

The second bedroom is a generously sized double room with two upvc double glazed windows overlooking the front

aspect, a radiator and a fitted sliding-door wardrobe with fitted drawers to the side.

The main bathroom benefits from a matching four piece suite comprising of a WC, a wash hand basin set into a vanity unit with storage below and a bath with grab handles and a shower attachment. There is also a separate shower cubicle with double doors and both rainfall and handheld showers with splashback tiling surrounding. The room further benefits from a heated towel rail, tiled flooring and an extractor fan.

### Garden

The enclosed rear garden has a patio area abutting the property and offers a high degree of privacy with a number of mature shrubs surrounding. There is also a garden pond and a gate giving access to the garage.

### Garage/Parking

The property is conveyed with a garage with an up and over door with parking available in front.

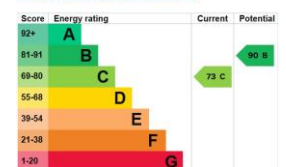
### Measurements:

Lounge	16'9"	(5.11m)	x	14'	(4.28m)
Kitchen	7'2"	(2.19m)	x	8'8"	(2.65m)
Conservatory	7'4"	(2.24m)	x	10'9"	(3.30m)
Cloakroom	5'8"	(1.68m)	x	3'1"	(0.95m)
Garage	18'1"	(5.52m)	x	8'6"	(2.61m)
Bedroom 1	10'9"	(3.29m)	x	11'	(3.35m)
Bedroom 2	14'1"	(4.29m)	x	8'6"	(2.60m)
Bathroom	7'4"	(2.25m)	x	5'6"	(1.67m)

### Energy rating and score

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

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



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

