



**PURBECK  
PROPERTY**

CELEBRATING 40 YEARS  
IN WAREHAM

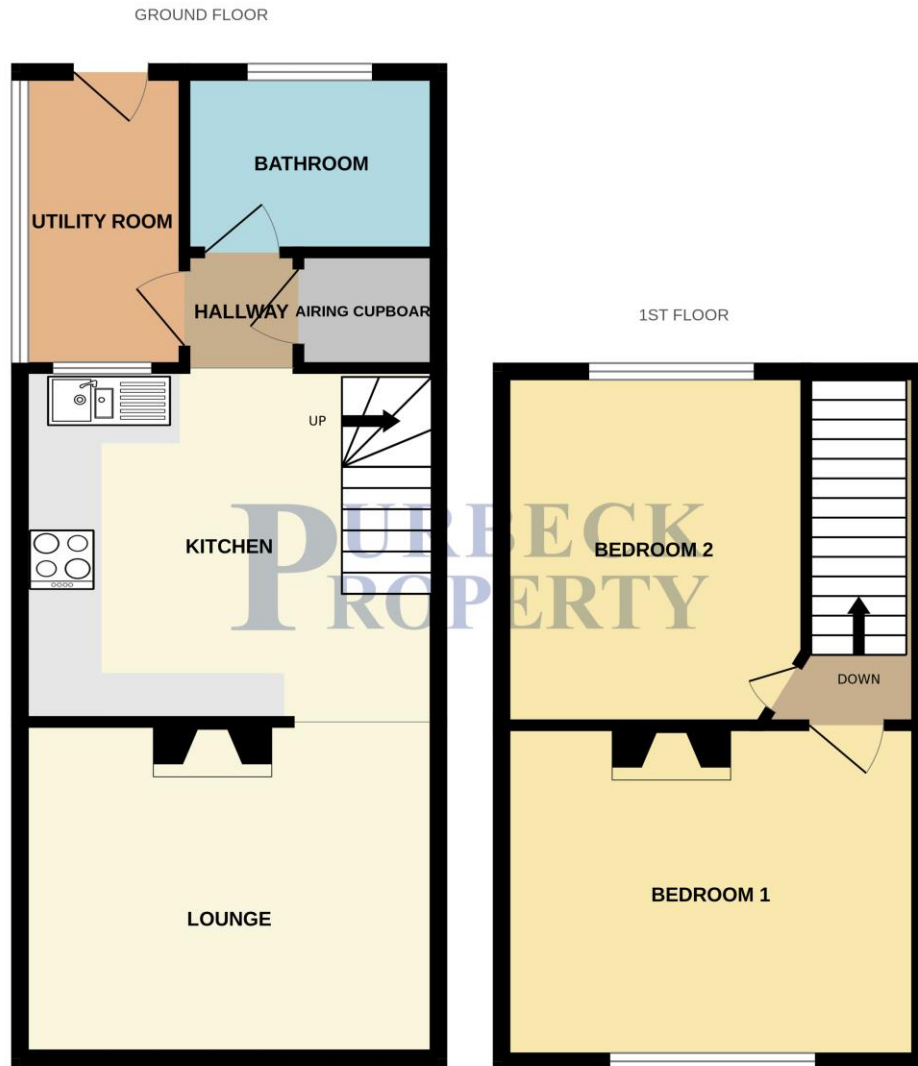
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A CHARACTERFUL COTTAGE WITH A MODERN TWIST  
SET IN THE HEART OF WAREHAM TOWN CENTRE  
BENEFITTING FROM A LONG GARDEN.**



# New Street, Wareham, Dorset BH20 4QS

**PRICE £295,000**



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.  
Made with Metropix ©2025

## Location:

The property is located in the centre of Wareham, which 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 and the museum. There is also a market set on the Quay every Saturday.

# New Street, Wareham, Dorset BH20 4QS

## PRICE £295,000

### The Property:

This characterful cottage is accessed via a upvc double glazed front door leading into the lounge.

The lounge has a upvc double glazed window to the front aspect, wood flooring with under floor heating & an integral door mat. The feature of the room is the fireplace with stone base & a wood burner.

A square arch leads to the modern kitchen/breakfast room which has a matching range of cupboards at base & eye level with soft closing drawers. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is an integral dishwasher, space for an upright cooker with extractor above & space for an upright fridge/freezer. A upvc double glazed looks out to the utility room. The room has tiled flooring with under floor heating which continues into the inner hallway & downstairs bathroom.

The inner hallway has an airing cupboard housing the boiler with slatted shelving. A upvc double glazed door gives access to the utility room which has space & plumbing for a washing machine & a sink with side drainer set into the work surface. A upvc double glazed door gives access to the rear garden.

The modern downstairs bathroom comprises of a wc, wash hand basin with splash back tiling surrounding & a bath with rainfall shower & shower attachment. There is a heated towel rail, extractor fan & an opaque upvc double glazed window to the rear aspect.

Stairs lead up to the first floor accommodation. The master bedroom has a upvc double glazed window overlooking the front aspect with a radiator beneath. There is strip wood flooring & a feature fireplace.

The second bedroom is a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath. There is access to the loft via a hatch with pull down ladder & light.

### Garden:

The delightful long rear garden is predominantly laid to lawn & enclosed by fencing. There is raised borders, fruit trees & a vegetable patch to the rear, along with a timber summer house, shed & an electrical output in the garden.

### Measurements:

|               |                                |
|---------------|--------------------------------|
| Kitchen/Diner | 11'5" (3.48m) x 10' (3.05m)    |
| Lounge        | 11'9" (3.60m) x 11'5" (3.49m)  |
| Utility Room  | 9' (2.75m) x 4' (1.23m)        |
| Bathroom      | 8'6" (2.60m) x 5'2" (1.58m)    |
| Bedroom 1     | 11'10" (3.60m) x 11'6" (3.52m) |
| Bedroom 2     | 10' (3.04m) x 9' (2.76m)       |

#### 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.](#)

