



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

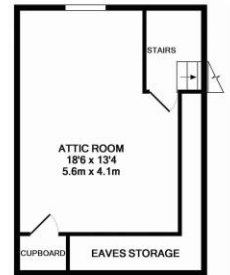
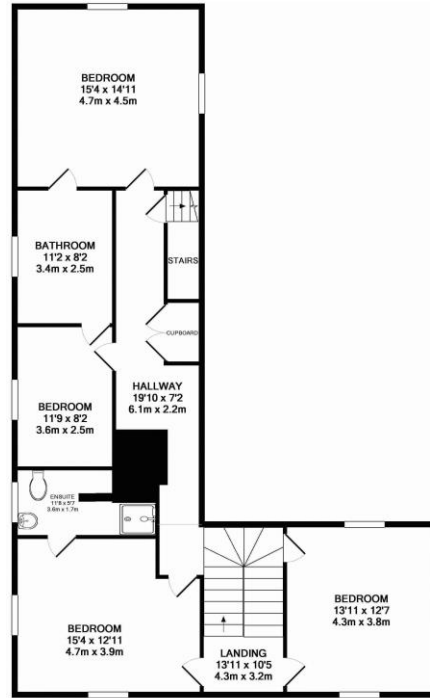
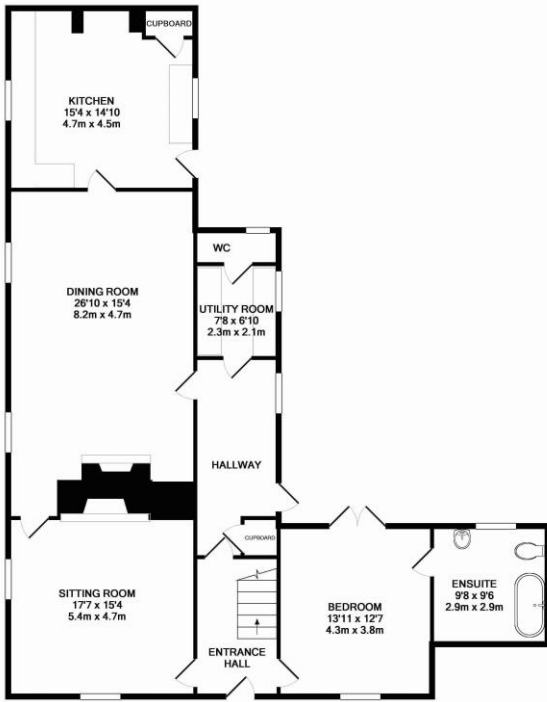
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**A SPACIOUS GRADE II LISTED FARMHOUSE OFFERING A NUMBER OF
CHARACTER FEATURES SET JUST OUTSIDE OF
WAREHAM TOWN WITH A SOUTH WESTERLY FACING GARDEN
WITH VIEWS OF THE PURBECK HILLS.
NO FORWARD CHAIN**



Worgret Road, Wareham, Dorset BH20 6AB

PRICE £899,950



Location:

This modern yet characterful family home is set on the outskirts of the picturesque market town of Wareham set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has 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.

Measurements:

Lounge	17'7"	(5.40m)	x	15'4"	(4.70m)
Dining Room	26'10"	(8.20m)	x	15'4"	(4.70m)
Kitchen	15'4"	(4.70m)	x	14'10"	(4.50m)
Utility Room	7'8"	(2.30m)	x	6'10"	(2.10m)
Bedroom 1	15'4"	(4.70m)	x	14'11"	(4.50m)
Bedroom 2	15'4"	(4.70m)	x	12'11"	(3.80m)
Bedroom 3	13'11"	(4.30m)	x	12'7"	(3.80m)
Bedroom 4	13'11"	(4.30m)	x	12'7"	(3.80m)
Bedroom 5	11'9"	(3.60m)	x	8'2"	(2.50m)
Bathroom	11'2"	(3.30m)	x	8'2"	(2.50m)

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The Property:

This characterful Grade II listed farmhouse is accessed at the front through a large door with two glass panels leading into the entrance hall where there is an integral doormat., a radiator, access to the cellar and stairs leading to the first floor.

The spacious & modern kitchen has solid wood flooring throughout. A feature of the room is the red brick fireplace. There are matching units at base and eye level with granite effect work tops, splashback tiling & soft closing drawers, there is a double sink set into the work surface, space and plumbing for a dishwasher & space for a freestanding fridge/freezer. Integral appliances include an oven, grill and a four-ring electric hob with an extractor hood above.

The Kitchen enjoys a dual aspect with windows on both sides of the property. The spacious dining room also has a feature fireplace with brick sides & wooden beam across the top. There are also wooden roof beams. Two double glazed windows look out to the side aspect. There is a radiator, storage units & stairs leading up to the first-floor accommodation with understairs storage below.

The lounge has a large inglenook fireplace with a wood burner. The room benefits from feature beams & a dual aspect with a window to the front and side both having wooden shutters and radiators beneath. A utility room is accessed from the main hallway and has a matching range of units at base and eye level with space and plumbing for a washing machine. At the rear is the downstairs cloakroom.

The downstairs bedroom has double doors leading out to the rear garden with feature wooden window panels to either side. The room also has a radiator, feature beams, a window to the front aspect & access into an en suite which has a roll top bath, a wash hand basin & a wc. There is feature wood panelling, windows to front and rear aspects, spotlighting and a radiator.

Upstairs there is an additional 3 double bedrooms.

The 'light & airy' master is a large double and enjoys a dual aspect with window to the front and to the side. There is a modern ensuite shower room with a shower cubicle, a wash hand basin & a wc. There is also a radiator.

The further 2 double bedrooms are good size rooms and both benefit from wooden roof beams as well as dual aspects.

Bedroom four is a single sized room with a window to the side aspect, a radiator and door to family bathroom. This could be used as an ideal office space.

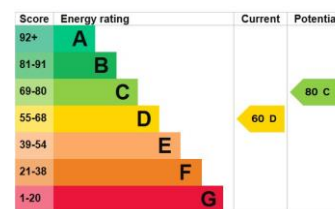
Further stairs lead to the attic room where there is a window, power, and light. An additional door gives access to an expansive storage area in the loft which could be converted to another room subject to the relevant planning permissions.

Garage & Parking:

The property has a double garage with ample parking on the gravel driveway in front.

Garden:

The extensive rear garden has a patio area abutting the property with the remainder laid to lawn with a south westerly aspect & views of The Purbeck Hills.



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

