



9 WARES CLOSE
WINTERBORNE KINGSTON
Dorset, DT11 9BS



SUBSTANTIAL FAMILY HOME IN RURAL VILLAGE

- Village Location
- Spacious Accommodation
- No Forward Chain
- 3 Double Bedrooms & 2 Bathrooms

GUIDE PRICE
£475,000
 FREEHOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Reference: 1143068

Located in the popular village of Winterborne Kingston in North Dorset, on the edge of the beautiful Dorset Downs, offering a range of amenities right on the door step, including the Greyhound Inn and a village school, whilst being just 7 miles from the Georgian market town of Blandford Forum and 2 miles from the village of Bere Regis. The village itself has access on to a network of bridle paths and is ideally suited for country walks and a wide range of outdoor activities.

Occupying a generous corner plot, this well-presented three double bedroom detached bungalow offers spacious and versatile accommodation, ideal for families or those seeking single-level living with added flexibility. Situated in a desirable residential area, the property also features an additional loft room, perfect as a playroom, hobby space, or storage area.

A welcoming entrance porch leads into the heart of the home, a bright and sociable open-plan kitchen, dining, and study area. The fitted kitchen includes a Range-style dual fuel cooker, cooker hood, and integrated dishwasher, with space for further appliances. This open-plan layout is ideal for modern family life and entertaining.

The lounge is a bright, dual-aspect room with a feature fireplace and inset gas fire, offering a cosy yet airy atmosphere. All three bedrooms are doubles, with the main bedroom benefiting from an en-suite shower room. The family bathroom is well-appointed, featuring both a bath and a separate shower enclosure, catering to all needs.

Stairs from the hallway lead up to a loft room, currently used as a playroom and storage area, adding to the property's overall flexibility.

Externally, the home boasts an integral garage and driveway parking. The surrounding gardens are attractively landscaped, with wild meadow flowers adding charm to the front. The side garden offers a peaceful patio area, while the rear garden is mainly laid to lawn with two additional paved patios, ideal for relaxing or dining outdoors. Mature trees and well-stocked borders provide privacy and a touch of nature throughout.

Additional features include double glazing and gas-fired central heating, ensuring year-round comfort. This delightful bungalow offers a rare combination of space, privacy, and flexibility, perfectly suited to a range of buyers looking to enjoy the quiet village life.



Tenure: Freehold

Parking: Garage and Driveway

Utilities:

- Mains Electricity
- Mains Gas
- Mains Water

Drainage: Mains Drainage- VIA SNG purification plant- Agreement until 2052- No charges

Broadband: Refer to ofcom website www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to ofcom website www.ofcom.org.uk/phones-and-broadband

Flood Risk: High- Our vendor has informed us that the property has never flooded in their ownership since August 1999. For more information refer to www.gov.uk/check-long-term-flood-risk

Council Tax Band: E



01929 552206

wareham@goadsby.com

10 West Street
Wareham, Dorset
BH20 4JX



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

