



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

AN EXCEPTIONAL 3 DOUBLE BEDROOM HOME THAT HAS BEEN EXTENDED & PRESENTED IN SUPERB ORDER. THE PROPERTY HAS THE BENEFIT OF TWO PRIVATE GARDENS, A GARAGE & EXTENSIVE OFF-ROAD PARKING. VIEWING HIGHLY RECOMMENDED



Cologne Road, Bovington, Wareham BH20 6JL

PRICE £365,000



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 set in Bovington which is 6 1/2 miles from Wareham & within 2 miles of Wool which has a main line train station, public houses & local shops. Bovington is within close proximity to The Tank Museum, Monkey World East Dorset Golf Club, Glider Club & Lawrence of Arabia Memorial. Wareham 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 every Saturday.

Measurements:

Lounge	15' (4.87m) x 13'11" (4.25) max
Dining Room	10'11" (3.33m) x 9'5" (2.89m)
Kitchen	14'2" (4.31m) x 11'6" (3.51m)
Utility Room	8'2" (2.50m) x 4'3" (1.31m)
Hall	8'7" (2.63m) x 7'11" (2.42m)
Bedroom 1	13'6" (4.13m) x 10'11" (3.34m)
Bathroom	7'11" (2.43m) x 5'9" (1.77m)
Bedroom 2	12'8" (3.87m) x 9'3" (2.80m) max
Bedroom 3	12'8" (3.87m) x 9'2" (2.80m) max
Shower Room	6'10" (2.10m) x 4'10" (1.47m)
Garage	18'4" (5.73m) x 15'4" (4.67m)

Cologne Road, Bovington, Wareham BH20 6JL

PRICE £365,000

The Property:

This spacious & versatile home is accessed via an opaque upvc front door through into a lobby with tiled flooring flowing throughout & a storage area ideal for coats & shoes with cupboard space, shelving & coat hooks & a seat between. The flooring flows through into the utility room which has double sliding doors, a wall mounted boiler, work surfaces with cupboards below & plumbing for a washing machine & space for an upright fridge/freezer.

A glass panelled door gives access to the main hallway. The living room enjoys a double aspect with upvc double glazed patio doors out to the garden with matching windows to the side aspect & two radiators. A feature of the room is a wood burner which is set on a tiled base with ceramic tiling surrounding with fitted cupboards & shelving to either side. Off the lounge is a lobby which has an opaque upvc double glazed door out to the garden with a window to the side.

The separate dining room has a vertical radiator & a square arch through into the kitchen. There are stairs to the first-floor accommodation & a spacious understairs storage space.

The modern fitted kitchen comprises of a matching range of cupboards at base & eye level with soft closing drawers. A four-ring induction hob is set into the work surface with a splashback behind & extractor with light above & a double oven to the side. Further integral appliances include a dishwasher & a fridge/freezer. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. Upvc double glazed doors give access to

the garden with matching windows to the side & an additional matching window looking out to the main garden. The room has a vertical radiator. A feature of the room is a breakfast island with soft closing drawers & cupboards below.

The downstairs bedroom has a upvc double glazed window overlooking the garden with a radiator beneath. The room benefits from fitted wardrobes with hanging rails & storage space. The downstairs bathroom comprises of a wc, wash hand basin set into vanity unit with storage below, bath with glass shower screen, wall mounted shower, floor to ceiling tiling, tiled flooring, heated towel rail, automatic light and extractor fan, radiator and an opaque upvc double glazed window.

Stairs from the dining room lead up to the first-floor accommodation where both bedrooms are of a double size. The second bedroom benefits from a double aspect with Velux windows to front & back, plus there is fitted office furniture & a radiator. The third bedroom is also a double sized room with built in office furniture, a Velux window overlooking the garden & a radiator. The modern shower room comprises of a wc, a wash hand basin set into a vanity unit with storage below & shelving to the side with splashback tiling. The shower cubicle has a wall mounted shower with splashback tiling, a glass shower door & an extractor fan.

Garage & Parking:

The property has extensive off-road parking on a gravelled driving leading up to the garage which has a roller door, an opaque door with matching windows to the side, power, light & roof storage.

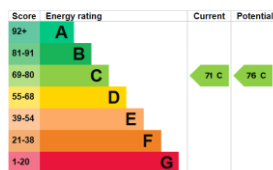
Garden:

The property has the benefit of 2 enclosed gardens. The mature front garden is enclosed with a sylvan outlook with hedging & mature trees to either side & central beds of tree & flowers. A patio area abuts the lounge & bedroom. The rear garden has an extensive patio area abutting the property & is enclosed by fencing. The garden is laid to lawn with a hardstanding area for a shed/greenhouse.

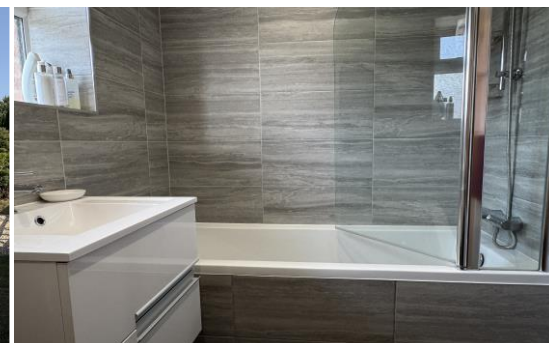
Energy rating and score

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

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



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



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.