



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

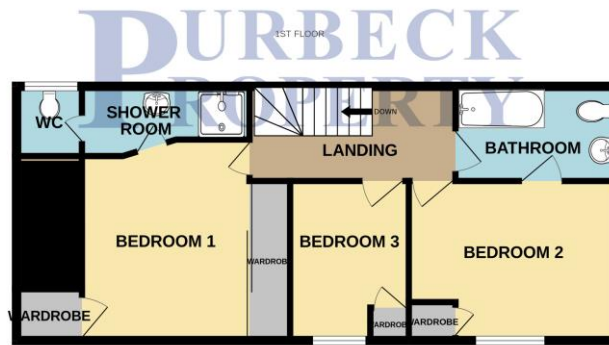
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**A WELL PRESENTED 4/5 BEDROOM CHARACTER COTTAGE
BENEFITTING FROM A LOUNGE WITH AN INGLENOOK LOG BURNER,
SEPARATE DINING ROOM & A LARGE ENCLOSED GARDEN
INTERNAL VIEWING HIGHLY RECOMMENDED**



Shitterton, Bere Regis, BH20 7HU

PRICE £595,000



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:

The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles northwest of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

Measurements:

Lounge	15'08" (4.78m) x 15'07" (4.75m)
Dining Room	15'04" (4.68m) x 11'11" (3.64m)
Kitchen	24'06" (7.48m) x 7'06" (2.29m)
Cloakroom	2'11" (0.90m) x 3'08" (1.14m)
Garage	15'05" (4.70m) x 15'04" (4.57m)
Bedroom 1	12'04" (3.76m) x 8'11" (2.71m)
En suite	13'05" (4.09m) x 4'00" (1.21m)
Bedroom 2	9'09" (2.98m) x 12'01" (3.69m)
Bedroom 3	9'04" (2.84m) x 4'11" (1.57m)
Bedroom 4	10'07" (3.22m) x 9'11" (3.03m)
Bedroom 5/ Study	8'11" (2.73m) x 6'06" (1.99m)
Bathroom	9'03" (2.83m) x 5'10" (1.78m)

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The Property:

A charming 4/5 bedroom character cottage offering flexible family accommodation, complemented by a superb, generously sized garden. Set within a highly sought-after rural location, with garage and ample parking, this is a home perfectly designed for relaxed family village living.

Upon entering, you are welcomed by a spacious entrance hallway, thoughtfully designed with a large storage area—ideal for coats and wellies after exploring the many picturesque footpaths and bridleways right on your doorstep.

The inviting dining room provides a warm and sociable setting, ideal for both everyday family life and entertaining guests. Centred around a generous dining table and enhanced by a charming stone-clad feature fireplace, it creates a cosy focal point. With seamless flow through to the kitchen, it is perfectly suited to relaxed family meals.

The beautifully presented kitchen enjoys a lovely outlook over the garden through a large window—perfect for keeping an eye on children at play or simply appreciating the changing seasons. Fitted with solid beech worktops, generous preparation space, a breakfast bar, and room for an American-style fridge freezer, it combines character with practicality in a fresh, modern setting. The kitchen flows effortlessly into a charming snug area, creating a wonderfully sociable environment. This versatile space is ideal for relaxed mornings, casual dining, or unwinding at the end of the day, with doors opening out to the garden, seamlessly blending indoor and outdoor living.

Leading from the entrance hallway, the attractive lounge is rich in character, featuring exposed beams and a striking inglenook brick fireplace with wood-burner, forming a warm and welcoming focal point. Cosy winter evenings can be enjoyed by the fire, making this a perfect space to relax and unwind.

From the lounge, there is access to a conveniently positioned cloakroom and a versatile fifth bedroom, which could equally serve as a home office or study. Overlooking the garden, this flexible room is well suited to modern living—whether used for guests, working from home, or as a quiet retreat.

Stairs rise to the first-floor accommodation, providing access to three well appointed bedrooms and a modern family bathroom.

The principal bedroom offers a peaceful retreat, complete with an integral wardrobe providing excellent built-in storage and a stylish ensuite shower room for added convenience.

Bedroom two is a comfortable double room, positioned adjacent to a contemporary Jack and Jill-style bathroom. This arrangement offers practical access for family members or guests, while maintaining a sense of privacy.

Bedroom three is a bright double room with a pleasant outlook, offering comfortable accommodation for family or visitors.

Stairs rise to the second-floor accommodation, where a charming loft room provides a unique additional bedroom or retreat. Rich in character, with exposed beams and sloping ceilings, this cosy space is enhanced by skylights, creating an inviting atmosphere. Ideal as a guest room, teenager's hideaway, or peaceful home office, it adds further flexibility to the home.

Garden

The rear garden offers a generous and private outdoor space, with a substantial decked area directly adjoining the property—perfect for outdoor dining and entertaining. The remainder of the garden is laid to lawn and enclosed by fencing and walling, with mature shrubs and trees providing an attractive and leafy backdrop. Further features include a greenhouse, vegetable patches and a garden shed.

Garage/Parking

Outside, the property benefits from a gated driveway area to the rear, providing parking for up to three vehicles alongside the garage. The generous double garage offers excellent storage or workshop potential with power, light and further enhanced by exposed rafters creating useful overhead storage.

