



Symonds  
& Sampson

West Street  
Wareham, Dorset

# 41 West Street, Wareham, Dorset, BH20 4JT

Charming Grade II listed four-bedroom period home with character features, landscaped garden, versatile outbuilding, and parking, ideally located close to the town centre and riverside walks.



- Charming Grade II listed home
  - Full of character features
    - Four bedrooms
    - En suite shower room
    - Two reception rooms
    - Pretty rear garden
    - Versatile outbuilding
    - Parking to the rear

Guide Price **£595,000**

Freehold

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## THE PROPERTY

This delightful four-bedroom mid-terrace home beautifully combines period charm with comfortable, modern living. Ideally situated, the property enjoys a highly convenient location within easy reach of the town's shops, restaurants, and scenic riverside walks.

The front door opens into an inner porch, with doors leading to both the sitting room and dining room. The sitting room is a wonderfully characterful, dual-aspect space featuring a bay window, an attractive open fireplace that forms a natural focal point, and double doors opening out onto the garden. From here, a door leads through to the charming kitchen/breakfast room, fitted with a range of Shaker-style wall and base units, creating a sociable space ideal for both cooking and dining.

To the front of the house, the delightful dining room has exposed ceiling beams, floorboards, and an exposed brick fireplace with a wood-burning stove. A useful WC is located just off the dining room, along with stairs rising to the first floor.

The first floor offers four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en suite shower room.

## OUTSIDE

The property enjoys a particularly attractive rear garden, thoughtfully arranged for ease of maintenance. A patio area adjoins the rear of the house and is beautifully framed by well-stocked borders filled with a variety of plants, mature shrubs, and an ornamental pond, creating a charming and private outdoor setting. At the far end of the garden, a covered pergola provides a delightful shaded seating area.

A notable additional feature is the outbuilding located within the rear garden. The ground floor comprises a useful utility/store room and a shower room, while the first floor offers a lovely studio space complete with a wood-burning stove, suitable for a variety of uses. With some imagination (subject to the necessary planning permissions), the outbuilding could be converted into ancillary accommodation.

Parking is available beyond the outbuilding, accessed via Pound Lane.





## SITUATION

Situated within the historic market town of Wareham, the property is conveniently positioned close to the mainline railway station, which offers direct services to London Waterloo.

Wareham provides an excellent range of amenities, including a selection of bars, cafés and restaurants, a weekly fresh produce market, independent farm shop, butcher and baker, together with two supermarkets.

The renowned Jurassic Coast is just a short drive away, offering some of England's most spectacular coastline, scenic walks and coastal paths to explore.

The area is well served by excellent road links, providing convenient access to the larger centres of Bournemouth, Poole, Winchester and the New Forest.

## DIRECTIONS

what3words///crops.lights.nuptials

## SERVICES

Mains water, gas, electricity and drainage are connected.  
Gas fired central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

(<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

The property is situated within a designated conservation area.  
The property benefits from a right of access over and use of a shared driveway together with the use of two parking spaces.



# West Street, Wareham

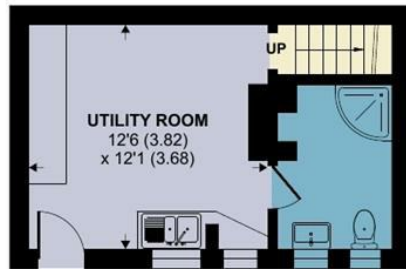
Approximate Area = 1459 sq ft / 135.5 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

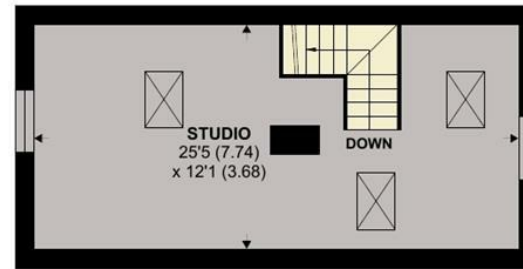
Outbuildings = 522 sq ft / 48.4sq m

Total = 2007 sq ft / 186.3 sq m

For identification only - Not to scale

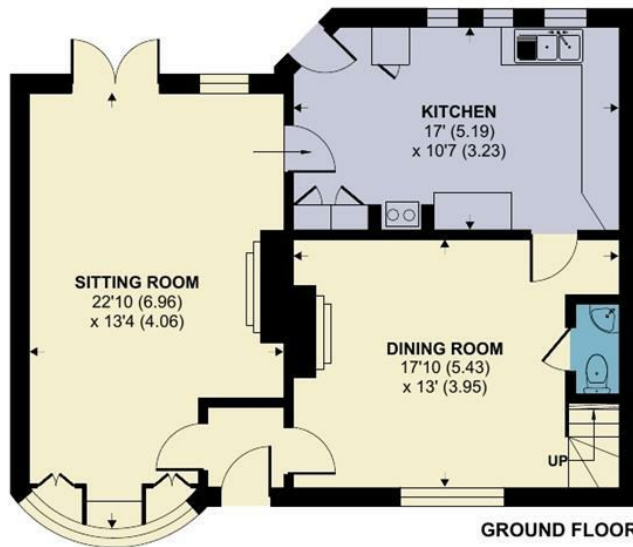


OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1434936



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