



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

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Wareham
Dorset
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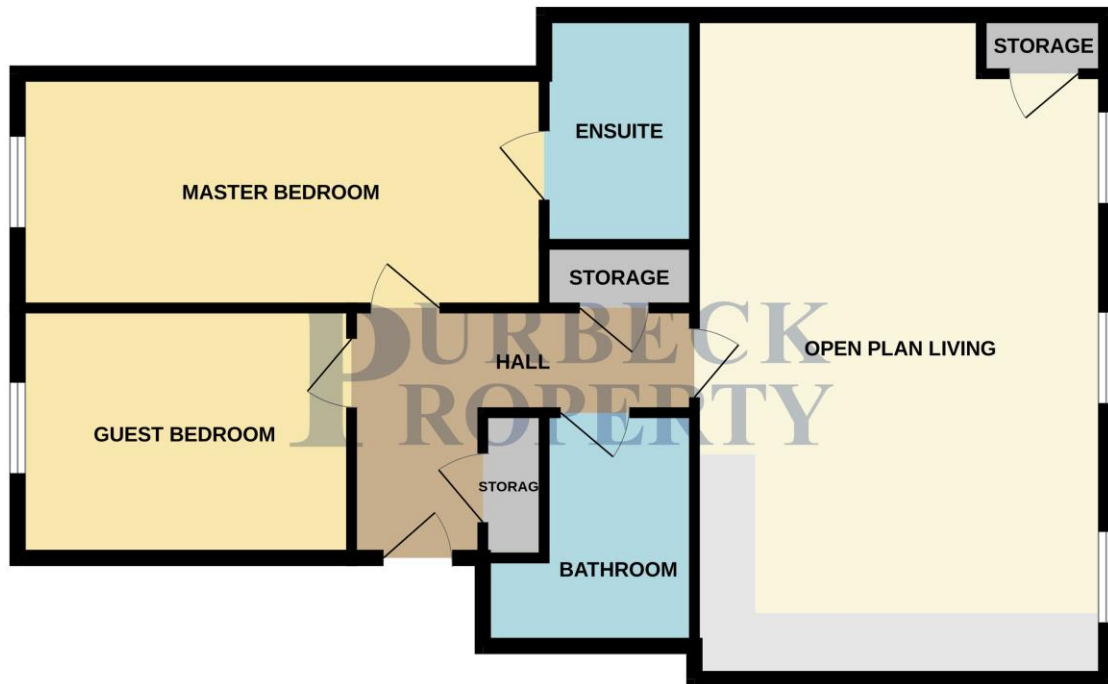
**AN IMMACULATE 2 DOUBLE BEDROOM APARTMENT SET IN
THE RURAL LOCATION OF THE FARRER ESTATE
JUST OUTSIDE OF WAREHAM TOWN CENTRE.
INTERNAL VIEWING RECOMMENDED**



Farrer Estate, East Stoke, Wareham, Dorset BH20 6AT.

PRICE £294,000

GROUND FLOOR



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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Energy rating and score

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

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



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

Location:

Set on the outskirts of the picturesque market town of Wareham is the 19th Century Victorian Manor House, Farrer Estate, a private development of luxury apartments & coach houses in a rural setting. Wareham is 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.

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The Property:

This 19th Century Victorian Manor is set on the outskirts of the riverside Saxon walled town of Wareham in Dorset. It is the hidden gem of the now redeveloped manor that is Farrer Estate, a private manor consisting of luxury Apartments and Coach houses.

This apartment has the following quality fittings European Oak Flooring, Minoli Tiles, Quartz worksurface, fitted fridge freezer, Bosch cooker, dishwasher & washer dryer.

3 large windows in the main living area look out onto the 17.5 acres of private grounds which include woods, ponds lawns & abuts the local heathland for longer walks. The Estate is surrounded by bird song with the wonderful Purbecks on the doorstep and Lulworth Cove and Durdle Door only 4 miles away

Wareham offers everything you would expect from a market town, individual shops, many pubs, restaurants, train station, local produce market on the quay every Saturday and riverside walks.

This immaculate apartment is accessed via a secure community entry door leading through into well maintained communal areas with stairs up to the first floor. A double locked front door leads through into the entrance hallway where there is an alarm panel, a communal entrance telephone, radiator & 2 useful storage cupboards with hanging rails & shelving.

European Oak flooring flows through into the spacious open plan living room/ kitchen. The living area having three double glazed sash windows overlooking the communal grounds, a radiator, a cupboard housing the boiler with storage below. The modern kitchen has a matching range of cupboards at base and eye level with soft closing drawers & a one and a quarter bowl sink with a triple side drainer set into a Quartz work surface. Integral appliances include a four-ring gas hob set into work surface with an extractor & light above with splashback behind, an oven, fridge, freezer, dishwasher, washing machine & a dryer.

The spacious master bedroom has a upvc double glazed sash window to the front aspect with a radiator beneath. There is access into the modern en suite which comprises of a wc with hidden cistern, a wash hand basin set into a vanity unit with storage below & a shower cubicle with a rainfall shower & splashback tiling surrounding. There is a heated towel rail, tiled flooring, an extractor fan & a fitted mirror.

The second bedroom is a double sized room with a upvc double glazed sash window to the front aspect with a radiator beneath.

The modern family bathroom has a wc with a hidden cistern, a wash hand basin set into a vanity unit with storage below & a bath with a rainfall shower, splashback tiling surrounding & a glass shower screen. The room benefits from a heated towel rail, tiled flooring, a fitted mirror & an extractor fan.

Estate Agency Note:

Please note that the property has the remainder of a 10-year NHBC guarantee.

Lease:

The property has the remainder of a 999-year lease. Lease & service charge details are available on request. We advise a buyer to arrange a legal representative to formally read through the lease & supporting documentation.

Parking:

The property is conveyed with 2 allocated car parking spaces. There are additional visitors' spaces.

Measurements:

Open Plan Living	24'1" (7.35m) x 14'11" (4.55m)
Bedroom 1	19' (5.81m) x 8'2" (2.50m)
En Suite	8'4" (2.55m) x 5'4" (1.64m)
Bedroom 2	11' 3" (3.45m) x 8'1" (2.48m)
Bathroom	8'4" (2.55m) x 7'8" (2.35m)

