



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

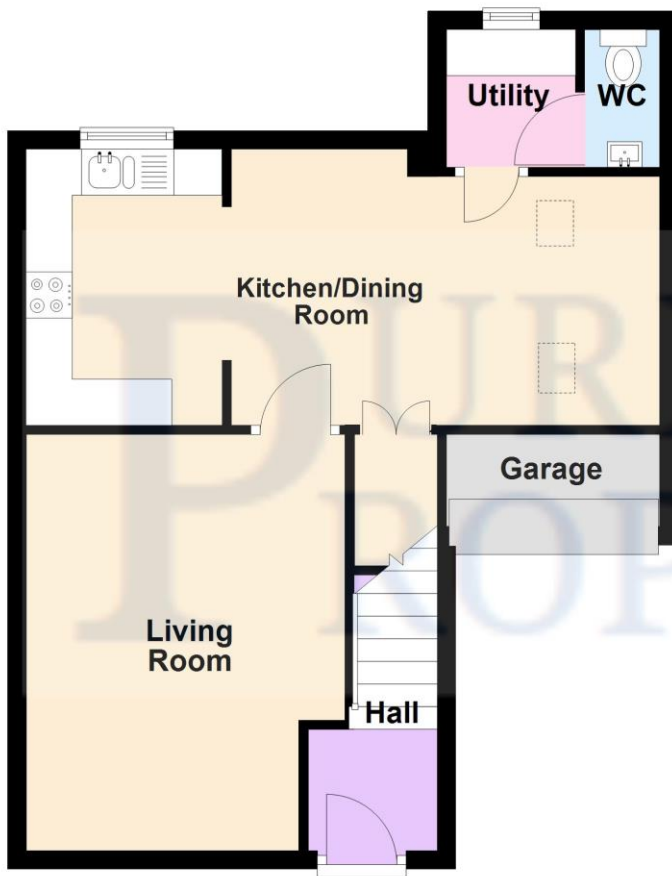
**A WELL PRESENTED MODERN 3 BEDROOM FAMILY HOME  
SET IN A QUIET CUL DE SAC & BENEFITING FROM  
AN ENCLOSED REAR GARDEN  
VENDOR SUITED WITH COMPLETE CHAIN  
INTERNAL VIEWING HIGHLY RECOMMENDED**



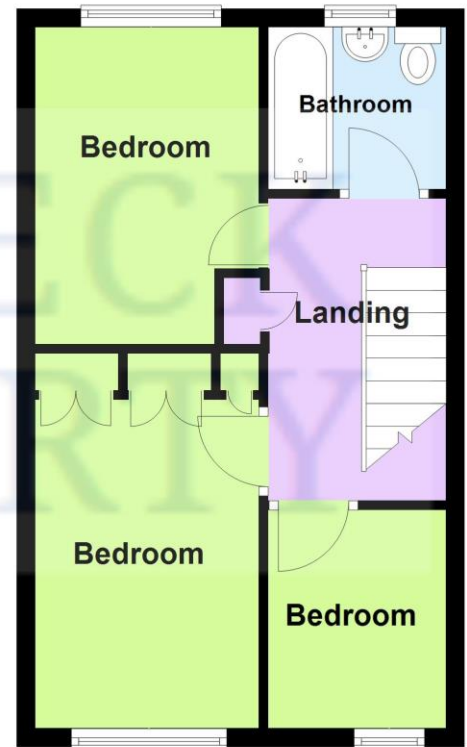
# Bitchams Mead, Bere Regis, Wareham, BH20 7ND

## OFFERS OVER £350,000

### Ground Floor



### First Floor



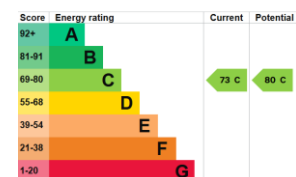
Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

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.

#### 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.

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### The Property:

This well presented home is accessed via an opaque double glazed front door leading through into an entrance hallway where there is a radiator, stairs to the first floor accommodation & an area for coats & shoes.

The spacious living room is set at the front of the property with upvc double glazed windows overlooking the front garden & a radiator beneath.

The kitchen has a matching range of cupboards at base & eye level with under lighters & soft closing drawers. Set into the work surface is a one & a quarter bowl sink with side drainer & splash back tiling surrounding as well as a four ring ceramic hob with a double oven/ grill below & a chimney style extractor fan & light above with stainless steel splashback. Integral appliance include a dishwasher, a fridge & a freezer. There is a upvc double glazed window overlooking the rear garden & wood laminate flooring flowing through into the dining area with 3 radiators, spotlights & double Velux windows to front & rear aspect

The utility room has a upvc double glazed window overlooking the rear garden, a worksurface with a cupboard beneath as well as space & plumbing for a washing machine with access into the downstairs cloakroom, comprising of a WC, a wash hand basin set into the vanity unit with storage below, a heated towel unit & an extractor fan.

The stairs lead up to the first floor accommodation where there is access to the loft via a hatch & a storage cupboard with slatted shelving.

Bedroom 1 is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from fitted double door wardrobes & storage space.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath

Bedroom 3 has a upvc double glazed window overlooking the front aspect with a radiator beneath.

The modern family bathroom comprises of a WC, a wash hand basin & a bath with a wall mounted shower & concertina shower door. There is an extractor fan, a heated towel rail & an opaque upvc double glazed window to the front aspect.

### Garden:

The front garden is laid to lawn with shrubs surrounding & a path leading upto the front door. The rear enclosed garden has a patio area abutting the property with the remainder laid to lawn with a shed & a raised decked area at the rear ideal for entertainment.

### Parking/ Garage:

There is a tarmac driveway providing off road parking with an EV charger & a garage with a roller door only used for storage

### Measurements:

Lounge	14'10"	(4.52m)	x	11'5"	(3.50m)
Dining Room	16'3"	(4.96m)	x	10'3"	(3.12m)
Kitchen	10'1"	(3.08m)	x	7'3"	(2.21m)
Utility Room	4'7"	(1.39m)	x	5'	(1.52m)
Cloakroom	5'	(1.52m)	x	2'7"	(1.52m)
Garage	8'4"	(2.56m)	x	3'4"	(1.02m)
Bedroom 1	12'	(3.67m)	x	8'2"	(2.50m)
Bedroom 2	1'4"	(3.47m)	x	8'7"	(2.62m)
Bedroom 3	9'3"	(2.82m)	x	6'5"	(1.97m)
Bathroom	6'6"	(1.98m)	x	5'7"	(1.70m)

