



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

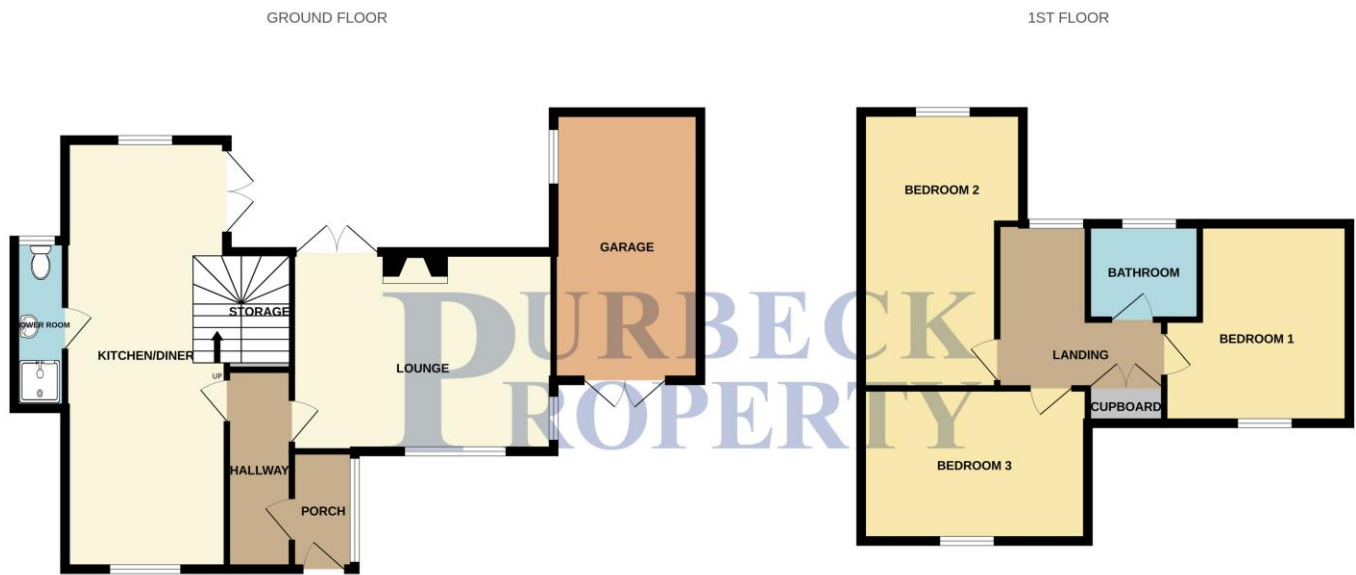
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED 3 DOUBLE BEDROOM HOME SET
ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF BERE REGIS
OVERLOOKING FIELDS AT THE REAR.
OFFERED WITH NO FORWARD CHAIN**



Rye Hill, Bere Regis, Wareham BH20 7LP

PRICE £399,500



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 on the outskirts of 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.

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The Property:

This very well presented home offers modern accommodation & spacious rooms. The property is accessed via upvc double glazed porch with a glass panelled door through into the main hallway which has an area for shoes & coats.

The lounge is a spacious 'light & airy' room with a triple aspect with upvc double glazed windows to the front & side & patio doors out to the rear garden. A feature of the room is the fireplace with a log burner set on a slate base.

The modern kitchen/diner has a matching range of cupboards at base & eye level with soft closing pan drawers. Fitted appliances include a dishwasher, washing machine, fridge & freezer. The room benefits from a freestanding range cooker with a five-ring gas hob with an extractor hood over. A one & a quarter bowl sink is set into the work surface with splash backs surrounding with the work surface incorporating a breakfast bar. A upvc double glazed window looks out to the front aspect with the dining area having a matching window overlooking the rear garden & patio doors. The room has access to a spacious under the stair's storage cupboard.

The downstairs shower room has a suite comprising of a wc, a wash hand basin set into a vanity unit & a shower cubicle with both a rainfall & handheld showers. The shower has a concertina shower door & aqua panelling. The room has an extractor fan, a mirror front cabinet & an opaque upvc double glazed window.

Upstairs the galleried landing has a upvc double glazed window overlooking the rear garden, access to the loft via a hatch & a double door cupboard with shelving.

The master bedroom is a double sized room with a upvc double glazed window to the front aspect & a range of wardrobes.

Both the second & third bedrooms are of a double size with the second bedroom enjoying views of the rear garden & beyond to the fields with the third bedroom overlooking the front aspect. Both bedrooms have freestanding wardrobes that can be left if desired.

The modern bathroom has a suite comprising of a wc, a wash hand basin & a bath with both rainfall, handheld showers & a shower screen. The bathroom is partially tiled, has a heated towel rail & an opaque upvc double glazed window to the rear aspect.

Garden

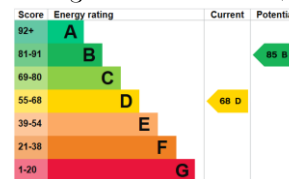
The enclosed garden wraps around the property & has a spacious patio area abutting the property. There is a lawned area & flower beds with shrubs. The rear of garden offers tranquil views over fields.

Garage & Driveway:

The property has a double door garage with power & light, & a upvc double glazed window looking out to the rear garden. There is ample parking in front of the garage on an extensive driveway.

Measurements:

Lounge	15'11" (4.85m) x 12'2" (3.71m)
Kitchen/Diner	26'3" (8.01m) x 9'10" (3m)
Cloakroom	10'3" (3.13m) x 3'1" (0.94m)
Bedroom 1	12'2" (3.70m) x 11'6" (3.51m)
Bedroom 2	16'11" (5.17m) x 9'8" (2.94m)
Bedroom 3	14' (4.27m) x 8'2" (2.49m)
Bathroom	6'10" (2.09m) x 5'5" (1.67m)
Garage	16'5" (5.02m) x 8'1" (2.73m)



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



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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.