



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

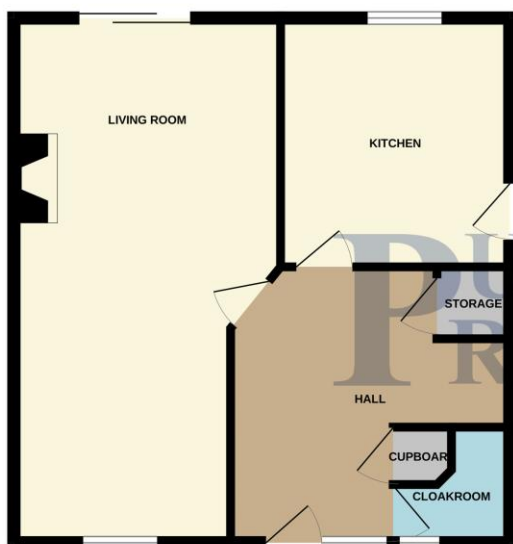
**A SPACIOUS 3 DOUBLE BEDROOM FAMILY HOME
SET IN THE HEART OF BERE REGIS WITH AN
ENCLOSED REAR GARDEN & A GARAGE.
NO FORWARD CHAIN**



Old Barn Cottages, West Street, Bere Regis, BH20 7HS

PRICE £350,000

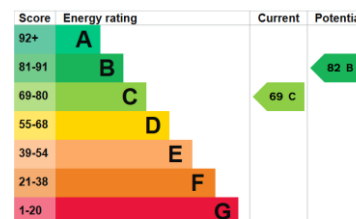
GROUND FLOOR



1ST 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.
Made with Metropix ©2025



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

Location:

The property is set in the heart 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.

Old Barn Cottages, West Street, Bere Regis, BH20 7HS

PRICE £350,000

The Property:

Set on the main high street this family home is accessed via an opaque glazed front door leading through into a spacious entrance hallway, where there are stairs to the first-floor accommodation with an understairs storage cupboard & a spacious cloak cupboard with coat hooks & storage space.

The spacious living room enjoys a double aspect with upvc double glazed patio doors out to the rear garden & a matching window to the front aspect with a radiator beneath. There is an additional radiator to the side of the room with an open fireplace with brick surround & tiled base.

The modern kitchen comprises of a matching range of base & eye level cupboards with soft closing drawers. A 4-ring gas hob is set into the work surface with a fitted oven below & extractor & light above. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out to the rear garden & stable door gives access to the side aspect. There is space & plumbing for a washing machine & space for upright fridge/freezer.

The downstairs cloakroom comprises of a wc & a wash hand basin with splash back tiling. There is an opaque upvc double glazed window to the front aspect, an extractor fan & a radiator.

Stairs lead up to the first-floor accommodation where there is a double-glazed window to the side aspect, access to the loft via a hatch, a radiator & a cupboard housing the hot water tank with slatted shelving above.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from 2 double door wardrobes with hanging rails & storage space.

The second bedroom is a double sized room with a upvc double glazed window with a radiator beneath overlooking the rear garden. The third bedroom having a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from a double wardrobe with hanging rails & storage space.

The modern bathroom comprises of a wc, a wash hand basin set into a vanity unit with drawers below & a bath with a wall mounted electric shower with splash back tiling & a glass shower screen. The room also has an opaque upvc double glazed window to the front aspect, an extractor fan, a mirror, fronted cabinet & a radiator.

Garden:

The enclosed rear garden is predominantly laid to lawn with a patio area abutting the property. It is enclosed by fencing with a gate to the rear giving access to the garage area & a number of mature shrubs surrounding.

Garage & Parking:

Property is conveyed with a pitch roof, garage with up and over door and parking available in front for a vehicle.

Measurements:

Living Room	23'4" (7.11m) x 13'4" (4.06m)
Kitchen	10'11" (3.34m) x 10'2" (3.11m)
Cloakroom	7' (2.15m) x 5'5" (1.65m)
Bedroom 1	12'4" (3.77m) x 11'7" (3.54m)
Bedroom 2	11'1" (3.38) x 10'11" (3.35m)
Bedroom 3	10'7" (3.24m) x 8'6" (2.61m)
Bathroom	10'6" (3.20m) x 5'4" (1.64m)



5 South Street,
Wareham,
Dorset, BH20 4LR
sales@purbeckproperty.co.uk

Tel 01929 556660
www.purbeckproperty.co.uk

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.