

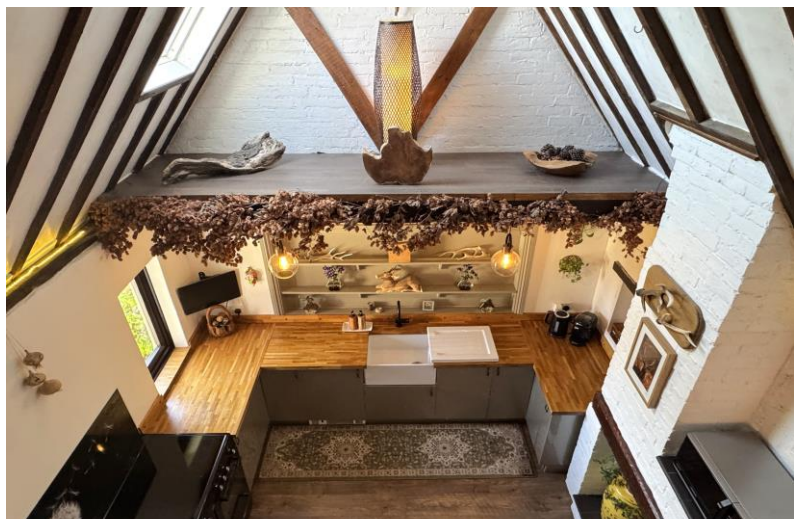


**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**PRIVATE & CHARACTERFUL 4/5 BEDROOM COTTAGE
SURROUNDED BY STUNNING VIEWS OF COUNTRYSIDE.
BENEFITTING FROM A DOUBLE GARAGE & MODERN FEATURES
INTERNAL VIEWING HIGHLY RECOMMENDED**



Burngate, Wareham, BH20 5PT

PRICE £575,000

GROUND FLOOR



PURBECK PROPERTY

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.
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Location:

The property is located with plentiful access to miles of countryside walks from the property yet only 3km from the facilities of Wool and 10km from Wareham town centre. The village of Wool has a number of local shops & public houses. Wareham is a Saxon walled town with 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. There is also a market every Saturday. Both Wareham and Wool have rail stations on the main London Waterloo to Weymouth Line.

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The Property:

Originally built in the 1940's as Burngate Cottage, the property was extended in the 1990's & has been modernised to a very high standard by its current owners. It offers spacious, versatile accommodation with views from the majority of the windows of the local countryside.

This immaculate yet characterful chalet bungalow, with stunning surrounding views, is accessed via a covered porch with a double glazed window overlooking the front path, along with a boiler cupboard housing the oil boiler and shelving above.

A glass panelled door leads into the dining area, which enjoys a double aspect with a upvc double glazed window to either side, a radiator, ceiling beams, solid wood flooring, and a coats cupboard with hanging rail and storage space below. The wood flooring flows through into an inner hallway from where there is an archway into the kitchen, which has a vaulted ceiling with a double glazed Velux window and a double glazed window looking down towards the sea.

The kitchen has a matching range of cupboards at base level, with a butler's sink set into the work surface with a drainer to the side and Oak worktops over. There is space for an American style upright fridge freezer, space for a range cooker with integral shelving, and a feature fireplace with a wood beam above and tiled base below, along with wood beams to the vaulted ceiling.

The downstairs bedroom, currently being used as a home office, enjoys a double aspect with upvc double glazed windows to the front and side aspects with views of the sea and the Purbeck hills, a radiator and a continuation of the flooring from the hallway.

The utility room has a continuation of the flooring and a matching range of cupboards at base and eye level, with space and plumbing for a washing machine and tumble dryer. A sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed door leads into the boot room, which has triple aspect windows, space for coats and boots, and a stable door out to the side garden.

The internal hallway has a radiator and a downstairs storage cupboard.

The cinema/sitting room has two upvc double glazed windows to the side aspect and a radiator.

The spacious triple aspect living room features a large log burner set on a Purbeck stone slab base, and two radiators. A upvc sliding patio door leads out to the rear garden, while double-glazed windows overlook the side aspect and surrounding fields.

The modern shower room comprises of a double shower cubicle with Mira rainfall shower system, a fishbowl wash hand basin set on a fossil style stonework surface with cupboards and storage below, and a WC with hidden cistern. There is splashback tiling surrounding, a heated towel rail, two opaque upvc double glazed windows to the side aspect, a mirror with LED lighting and tiled flooring.

Stairs lead up to the first floor accommodation, where there are ceiling beams and a gallery landing with views down into the kitchen.



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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.

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Garden:

The front garden is laid to lawn with mature shrubs surrounding, giving a degree of privacy and elevated views of the sea to Arish Mell and the Purbeck hills. A path leads up to a gate which continues through into the garden with access to the front of the property and into the boot room. The garden is laid to lawn with a seating area, a double door shed and raised seating areas with wood bark and shrubs surrounding, all enjoying views over the fields. There is also a raised patio area with a summer house featuring glazed doors and windows looking out over the fields. Continuing round to the rear of the property, the garden is laid to gravel for easy maintenance, with a sunken fishpond, outside tap, raised beds with mature shrubs and further views over the fields.

Garage/ Parking:

The property has a double garage with power and lighting, and off road parking for 2 to 3 vehicles

Measurements:

Lounge	23'8"	(7.21m)	x	16'6"	(5.05m)
Dining Area	11'2"	(3.40m)	x	9'3"	(2.84m)
Kitchen	12'6"	(3.82m)	x	11'2"	(3.41m)
Utility Room	7'9"	(2.37m)	x	7'0"	(2.13m)
Study/ Downstairs bedroom	11'11"	(3.40m)	x	8'2"	(2.49m)
Sitting/ Cinema	15'7"	(4.76m)	x	9'10"	(3.02m)
Shower Room	8'1"	(2.48m)	x	6'11"	(2.11m)
Bedroom 1	17'7"	(5.36m)	x	10'3"	(3.14m)
Bedroom 2	18'10"	(5.75m)	x	9'2"	(2.81m)
Bedroom 3	13'2"	(4.02m)	x	7'0"	(2.15m)
Bathroom	10'3"	(3.14m)	x	6'2"	(1.89m)

The master bedroom enjoys a triple aspect with a Velux window to the side and double glazed windows to the side and to the rear, overlooking the fields, and two radiators. The bedroom benefits from a his and hers walk in wardrobe with Bi-fold doors.

The second bedroom is a double sized room with a double glazed Velux window to the side aspect, wood laminate flooring flowing throughout, and a radiator.

The third bedroom is a generous sized single room or could be used as a small double, with a upvc double glazed window to the side aspect overlooking the fields, with a radiator beneath. There is a useful alcove with shelving, wood laminate flooring, a Velux window, and additional shelving.

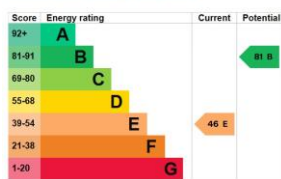
The cot room, which could also be used as a home office, has a double glazed Velux window with views over the fields and a storage area with a hanging rail.

The modern fitted family bathroom comprises a WC, a wash hand basin and a bath with shower attachment. There is aqua panelling tiling, a heated towel rail, a double glazed Velux window to the side aspect and waterproof upv.

Energy rating and score

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

See how to improve this property's energy efficiency.



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

