

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

AN EXCEPTIONAL 2 DOUBLE BEDROOM HOME SET IN A PRIVATE GATED DEVELOPMENT IN THIS RURAL LOCATION WITH ACCESS TO STUNNING COMMUNAL GROUNDS.
NO FORWARD CHAIN

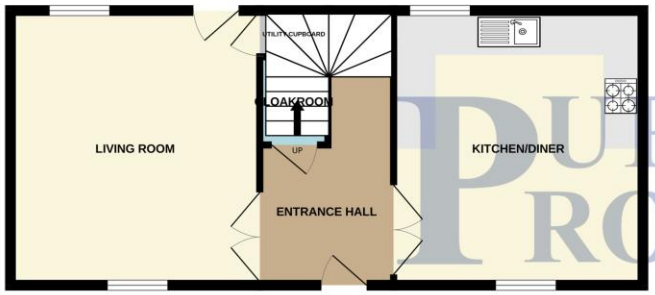




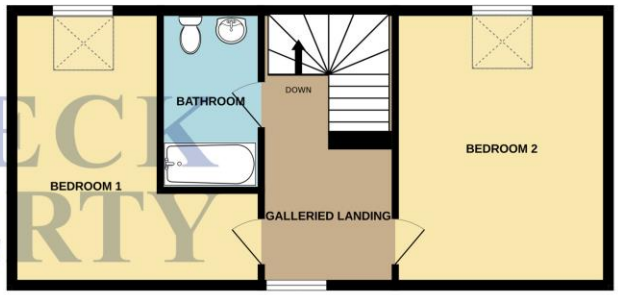
Mill Cottage, Morden Mill, Morden, Wareham BH20 7EZ

PRICE £535,000

GROUND FLOOR



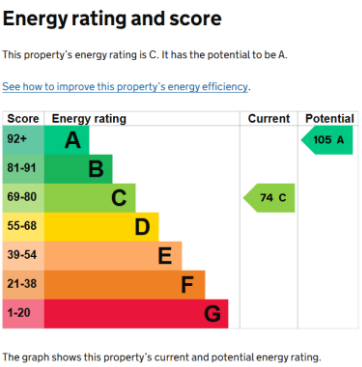
1ST FLOOR



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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 set in Morden Mill a stunning private gated development on the outskirts of East Morden a hamlet of the village of Morden (Moreden), which has a village, recreation ground & St Marys Church. The property is 5 miles north of the Saxon Walled Town of Wareham, 10 miles south of the market town of Blandford Forum & 9 miles west of Poole Town Centre. Both Poole & Wareham are on the main train line from Weymouth to London Waterloo.
The development has access to stunning communal grounds including a lake & a number of seating areas to enjoy the surrounding countryside.



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PRICE £535,000

The Property:

This very well-presented home is accessed via a stable door leading through to spacious entrance hallway with solid wood flooring throughout, double glass panelled doors give access to the kitchen/diner with matching doors into the living room.

The lounge has a continuation of the flooring from the hallway & enjoys a double aspect with upvc double glazed windows to front & to rear. A stable door gives access out to the courtyard rear garden. There is also utility cupboard with space & plumbing for a washing machine, an extractor fan & light.

The contemporary kitchen/diner also enjoys a double aspect, with upvc double glazed windows to front & to the rear garden. The kitchen has a matching range of cupboards at base & eye level with soft closing drawers, pull out spice racks, integral wine rack & a pull out bin. A four-ring ceramic is set to the work surface with an oven below & extractor light above. Further integral appliances include a dishwasher & a fridge/freezer. A one & a quarter bowl sink with integral side drainer is set into the granite work surface with matching splash back surrounding.

The downstairs cloakroom has a WC with a hidden cistern system & a wash and basin set into a vanity unit with storage below. There is a continuation of the flooring from the hallway access to under stairs storage space & an extractor fan.

Stairs lead up to a galleried landing, which has a upvc double glazed window to the front aspect & access to the loft via a hatch.

The master bedroom is a spacious room with a double glazed Velux window to the rear aspect.

The second bedroom is an equally good-sized double room with a double-glazed Velux window to the rear aspect.

The bathroom is fitted with a contemporary suite comprising of a fishbowl wash hand basin set on a work surface with storage below, a wc with a hidden cistern with tiled splashback, a fitted mirror with wall mounted lighting & a bath with a wall mounted shower, splash back tiling surrounding & glass shower screen. The room benefits from an extractor fan and tiled flooring.

Under Floor Heating

The property has under floor heating on both floors.

Garden

Accessed via the lounge the property has its own courtyard garden looking out to the communal grounds. The walled garden has an extensive patio area abutting the property with raised beds with matures shrubs surrounding. There is exterior lighting.

Parking:

The property is conveyed with a parking space with an EV car charger plus there is ample space for additional parking if required.

Measurements:

Living Room	15'2" (4.63m) x 13'8" (4.17m)
Kitchen/Diner	15'2" (4.64m) x 8'11" (2.71m)
Cloakroom	4'9" (1.45m) x 3'8" (1.13m)
Bedroom 1	15'2" (4.62m) x 11'9" (3.59m)
Bedroom 2	15'2" (4.62m) x 9'10" (3m)
Bathroom	9'11" (3.04m) x 5'8" (1.72m)

Morden Mill:

Set back from the road the gated development has access to stunning communal grounds including a lake with a number of seating areas around. There is a community charge for the communal areas.







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