



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A RARE OPPORTUNITY TO PURCHASE A 1.6 ACRE PLOT OF LAND WITH  
DEVELOPMENT POTENTIAL FOR A DWELLING (STPP).  
IDEAL FOR A SELF BUILD OR TO USE THE CURRENT NON-STANDARD  
CONSTRUCTED BUNGALOW.  
NO FORWARD CHAIN**



# Worgret View, Puddletown Road, Wareham BH20 6AE

**GUIDE PRICE £400,000**



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Plan produced using PlanUp.

## Location:

This opportunity is set in rural location on the outskirts of the picturesque market town of Wareham set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has its own train station which is on the main Weymouth to London Waterloo Line. 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.

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### The Property:

The bungalow currently on the plot is of 'non-standard construction' has been lived in for a number of years & could be enjoyed for personal use.

It is accessed via a upvc double glazed door leading through into the kitchen/breakfast room. The room enjoys a double aspect with upvc double glazed windows to the front & side. There is a range of matching cupboards at base & eye level with drawers. There is space & plumbing for a washing machine, space for a gas cooker & for an upright fridge/freezer. A sink with side drainer is set into the work surface.

An arch gives access to the dining hallway which has a upvc double glazed window to the side aspect & a storage cupboard.

The spacious living room has a double aspect with upvc double glazed windows to front & rear. The room has 5 radiators & access via glass panelled doors to a spacious storage room.

Bedroom 1 has a upvc double glazed window to the side aspect & a radiator. The room benefits from an integral wardrobe with a hanging rail with storage above.

The second bedroom is also a double bedroom with a upvc double glazed window to the side aspect, a radiator & fitted cupboard, with one housing the boiler & the other having a hanging rail.

The shower room comprises of a wc, a wash hand basin & a shower cubicle with a wall mounted shower with aqua panelling. The room has a upvc double glazed window to the rear aspect, a heated towel rail & a cupboard with shelving.

### Measurements:

Lounge	18'2" (5.56m) x 18'5" (5.63m)
Dining Room	9'2" (2.80m) x 8'6" (2.59m)
Kitchen	13'7" (4.14m) x 9'8" (2.95m)
Storeroom	18'8" (5.70m) x 4'2" (1.27m)
Bedroom 1	9'1" (2.77m) x 9'1" (2.77m)
Bedroom 2	10'10" (3.32m) x 9' (2.76m)
Bathroom	6'7" (2.02m) x 6' (1.84m)

### Garden

Surrounding the current bungalow are a number of sheds with a path round.

To the side are a number of storage sheds.

The land opens out & is currently used for a horse with a stable with a lean-to the side. It is laid to lawn & enclosed by fencing.

### Parking

Double gates give access to a driveway providing extensive off-road parking.

