

10 Wareham Road, Owermoigne - DT2 8HL

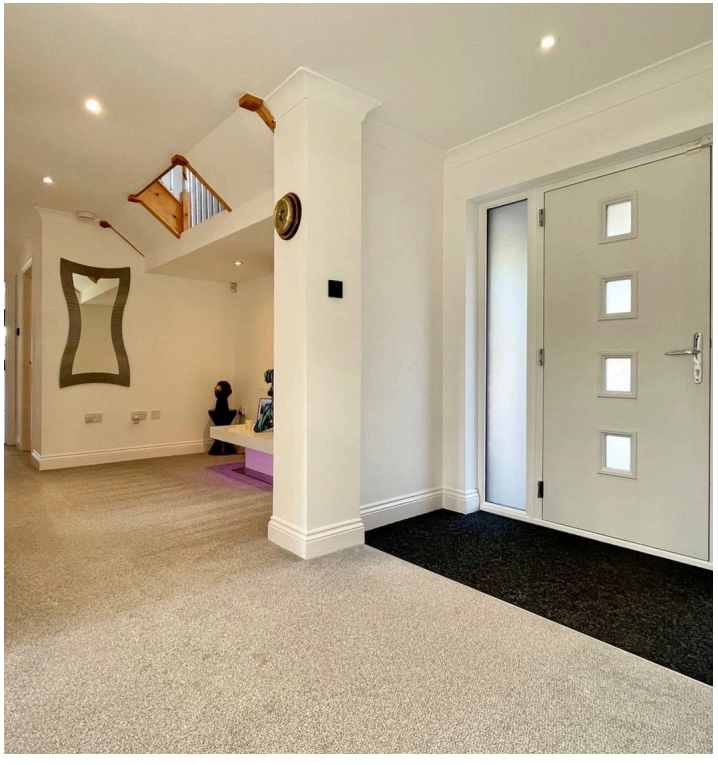
In Excess of **£850,000**

DIRECT MOVES









10 Wareham Road

Owermoigne, Dorchester

An exceptional 4-bed gated home in Owermoigne. Features a dramatic atrium, cinema room, master balcony suite, and high-tech spaces set in private grounds with a double garage.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Substantial Luxury 4 bedroom Residence
- Enclosed Private Grounds
- Dramatic Entrance: Grand full-height atrium entrance hall
- Panoramic Master Suite
- High-Specification Kitchen & Dining
- Smart Tech & Security Infrastructure
- Substantial Parking & Garaging
- Comprehensive Ancillary Facilities
- Idyllic Countryside with Convenient Links
- Vibrant Village Community

DIRECT MOVES







Entrance Atrium
20' 3" x 14' 7" (6.17m x 4.45m)
A UPVC front door opens into a dramatic, full-height atrium hall reaching up through to the roofline, flooded with natural light from four overhead skylights. Features a statement staircase leading to the first floor, carpeted flooring, and glass patio doors opening directly onto the sun deck.

Ground floor - Specification note
Ground-floor rooms benefit from wall-mounted radiators and a vented air system.

Home Office
0' 10" x 6' 8" (0.25m x 2.03m)
Front-aspect room with tiled flooring and a dedicated door leading to the central technology hub, housing the Ethernet connectivity and CCTV control systems.

Utility Room
13' 2" x 7' 2" (4.01m x 2.18m)
Featuring a fully tiled, spacious internal airing cupboard, additional "kitchen" storage units, a stainless steel sink, and dedicated space/plumbing for a washing machines and tumble dryer.

Flexible Utility / Home Gym (Formerly Garage)
18' 5" x 13' 2" (5.61m x 4.01m)
Fully tiled multi-use internal room—ideal for use as a home gym, hobbies room, or specialized domestic space.

Cinema / Second reception
17' 9" x 15' 6" (5.40m x 4.72m)
Striking multi-aspect cinema room with marble tiled flooring, underfloor heating, and a feature electric fireplace. Equipped with air conditioning, integrated speakers, customizable lighting options, and double patio doors opening onto the sun deck.

First Reception
17' 9" x 13' 6" (5.41m x 4.11m)
Sophisticated living space featuring a rear-aspect bay window overlooking the garden and driveway, centered around an elegant feature fireplace







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FRONT GARDEN

Secure electric entrance gates equipped with an intercom and camera system open onto a gravel driveway offering parking for 6–8 vehicles, double garage access, and a lockable pedestrian side gate.

REAR GARDEN

Enclosed by high fencing and character stone walling, the private rear grounds are predominantly laid to lawn with a expansive sun deck extending from the living areas. Sun deck has lights, electric power points and space/plumbing for hot tub.

SIDE GARDEN

A fully enclosed side garden featuring a sheltered seating area, dedicated vegetable plots, and side access to the double garage. Includes a large, fully boarded shed complete with electrical power.

DRIVEWAY

8 Parking Spaces

6-8 parking spaces to the front of the property on gravel drive including 2 dedicated parking spaces

DOUBLE GARAGE

2 Parking Spaces

Substantial double garage featuring an electric up-and-over door, air conditioning, wall-mounted radiator, power, and lighting. Includes a uPVC double-glazed door and window to the secure garden, with a full staircase leading to expansive first-floor eaves storage

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Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. Fixtures & Appliances No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly