



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

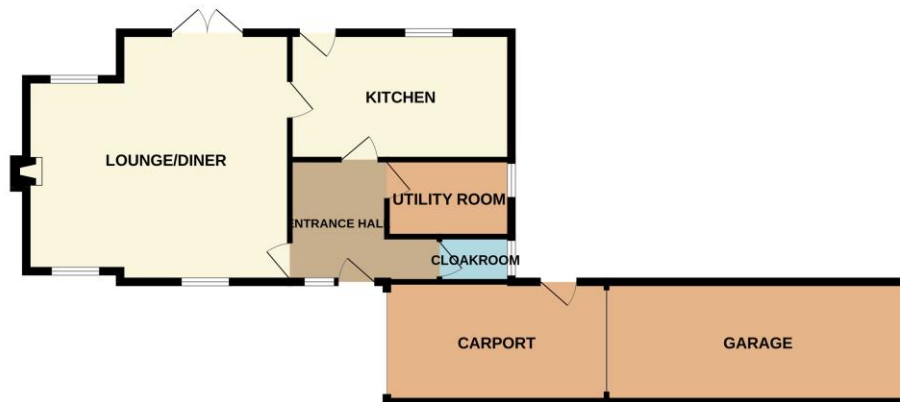
**A SPACIOUS & WELL PRESENTED 3 DOUBLE BEDROOM FAMILY HOME SET IN A
SELECT DEVELOPMENT OF JUST 4 PROPERTIES WITH THE BENEFIT OF A GENEROUS
WRAP AROUND GARDEN, GARAGE & CAR PORT.
NO FORWARD CHAIN**



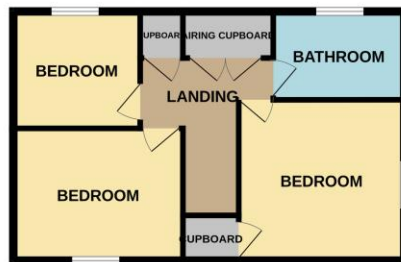
Digby Cottages, Sandford Road, Wareham BH20 7AJ

PRICE £420,000

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

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:

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. Wareham itself is a Saxon Walled town with 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, Lady St Mary's Church, library and the museum.

Measurements:

Lounge	18'3" (5.58m) x 17'1" (5.83m)
Kitchen	15' (4.59m) x 8'11" (2.73m)
Utility Room	8'5" (2.57m) x 5'4" (1.63m)
Cloakroom	6'3" (1.91m) x 3'2" (0.97m)
Bedroom 1	12'1" (3.70m) x 11'5" (3.48m)
Bedroom 2	12'3" (3.75m) x 9'7" (2.92m)
Bedroom 3	9' (2.74m) x 8'3" (2.53m)
Bathroom	8'8" (2.65m) x 6'4" (1.74m)

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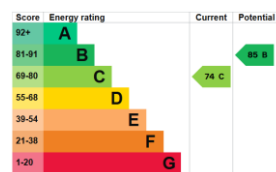
The Property:

This well-presented family home is accessed via an opaque upvc double glazed front door with a matching window to the side leading through into the entrance hallway where there are stairs up to the first-floor accommodation, a radiator, downstairs cloakroom & the utility room.

The spacious modern living room enjoys a double aspect with upvc double glazed windows to the front with radiators beneath & matching patio doors with a window to the side out to the rear garden. There is Washed Oak Kardean flooring flowing throughout & a fireplace with space for an inset gas fire.

The kitchen has a continuation of the washed Oak Kardean flooring. There is a matching range of cupboards at base & eye level with soft closing drawers, integral wine rack & under counter remote controlled lighting. There is a freestanding four ring electric cooker with a double oven below & an extractor with light above. Integral appliances include a fridge & a dishwasher. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window with a matching opaque door to the side gives access to the rear garden. There is also a radiator & space for breakfast table if required.

The utility room has space & plumbing for a washing machine with work surfaces over. There is washed Oak Kardean flooring throughout & a storage cupboard. A upvc double glazed window looks out to side aspect. Next door is the cloakroom which comprises of a wc, a wash hand basin with splashback tiling surrounding, washed Oak Kardean



flooring & a-stained-glass double-glazed window to the side aspect.

Stairs lead up to the first-floor accommodation where there is a cupboard with slatted shelving ideal for storage, a double door cupboard housing the boiler with slatted shelving & access to the loft via a hatch.

The master bedroom has a upvc double glazed window out to the side aspect, a radiator & an integral cupboard with hanging rail & storage space. The second bedroom has a upvc double glazed window to the front aspect with a radiator beneath, with the third bedroom having space for a double bed if desired. There is a upvc double glazed window overlooking the rear garden with a radiator beneath.

The modern family bathroom has a suite comprising of a wc, a wash hand basin, a bath with a wall mounted shower & glass shower screen. There is floor to ceiling tiling, washed Oak Kardean flooring, a heated towel rail, a mirror fronted cabinet & a upvc double glazed window overlooking the rear garden.

Garage & Parking:

The family home has a car port leading up to the garage which has power & light. A door gives access to the rear garden. The development at Digby cottages also has visitor's car parking bays.

Garden:

The rear garden sweeps around the property with a large patio area abutting the property. A gate gives access to the front aspect. The garden is enclosed by fencing & is predominately laid to lawn. There is an outside tap & access to the garage. The front is laid to lawn & could be turned into further parking if desired.

Estate Agents Note:

Please note that the vendor has recently renovated the property throughout including insulating walls with waterproof insulation & loft insulation.

