



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

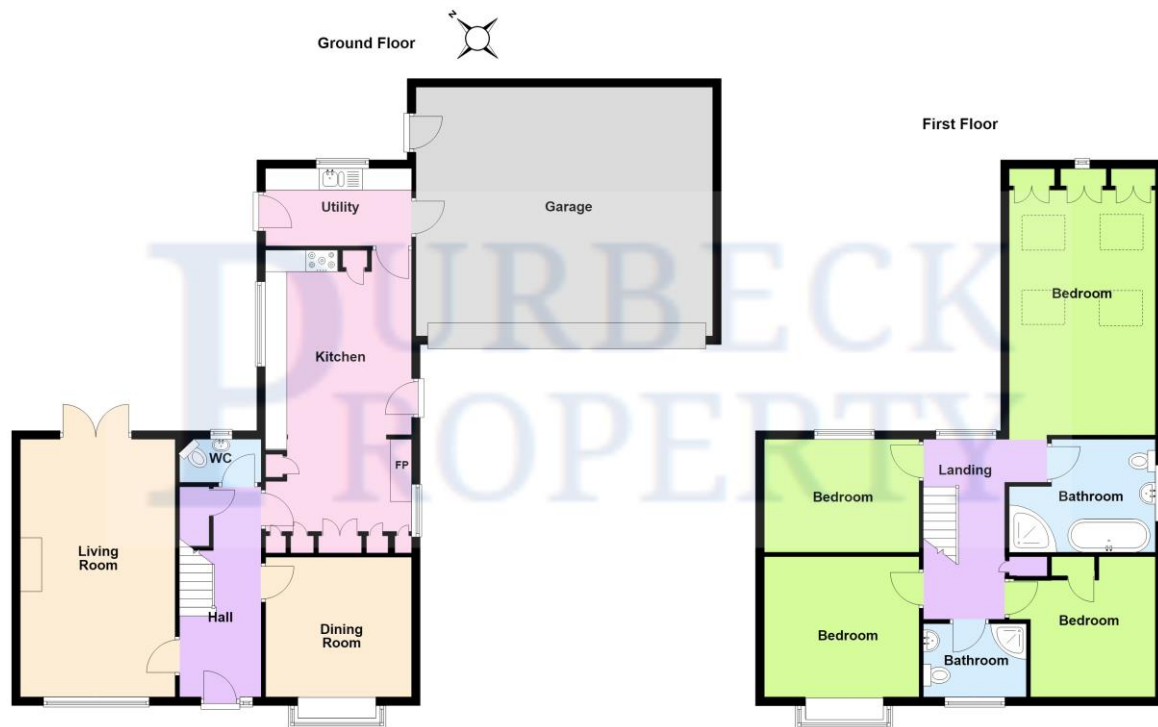
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**A VERY WELL-PRESENTED EXTENDED FAMILY HOME SET IN THE
SOUGHT AFTER HAMLET OF RIDGE JUST
OUTSIDE OF WAREHAM TOWN CENTRE.
INTERNAL VIEWING RECOMMENDED**



Gover Close, Ridge, Wareham, Dorset BH20 5BU

PRICE £695,000



Total area: approx. 193.2 sq. metres (2079.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

Ridge is a popular peaceful & tranquil Hamlet situated on the south bank of the River Frome in between picturesque RSPB of Arne (just 3 miles down the road) & Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far 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 & the museum. There is also a market every Saturday.

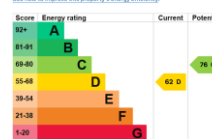
Measurements:

Lounge	19'8" (6.01m) x 11'8" (3.56m)
Dining Room	11'1" (3.37m) x 10'5" (3.17m)
Kitchen/Diner	23'10" (7.27m) x 11'2" (3.42m)
Utility Room	11'2" (3.41m) x 5'9" (1.76m)
Cloakroom	6'2" (1.88m) x 3'2" (0.97m)
Master Bedroom	20'3" (6.18m) x 11'3" (3.43m)
En Suite	10'11" (3.34m) x 8'5" (2.57m)
Bedroom 2	11'8" (3.56m) x 10'11" (3.32m)
Bedroom 3	11' (3.37m) x 9'1" (2.78m)
Bedroom 4	11'8" (3.57m) x 8'7" (2.61m)
Bathroom	8' (2.45m) x 5'6" (1.69m)
Garage	19'5" (5.94m) x 18'7" (5.66m)

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency



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

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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The Property:

This very well-presented extended family home is accessed via an opaque upvc double glazed front door leading into the entrance hallway, where there are stairs to the first-floor accommodation with an understairs storage space, a radiator & wood laminate flooring flowing throughout.

The spacious double aspect lounge has a upvc double glazed window to the front aspect with a radiator beneath & patio doors out to the rear garden. A feature of the room is a fireplace with an inset log burner.

Wood laminate flooring flows through into the separate dining room which has a upvc double glazed box window to the front aspect with a radiator beneath.

The main feature of the property is the extended kitchen/diner which has a matching range of cupboards at base & eye level with soft closing drawers including a pull-out larder cupboard. There is an electric range cooker with double oven & an extractor & light above. There is space & plumbing for a dishwasher & for an American style fridge/freezer. A sink with side drainer is set into a work surface with splash back surrounding. There are upvc double glazed windows to both side aspects & a matching opaque door out to the driveway. The room benefits from a log burner set on a tiled base.

Behind the kitchen is the utility room, which has a matching range of cupboards, display cupboards & shelving. A one & a quarter bowl sink is set into the work surface with splashback tiling surrounding. There is space & plumbing for a washing machine & for a dryer. Upvc double glazed window looks out to the rear garden with a matching opaque door to the side, a radiator & access into the garage. The downstairs cloakroom has a wc & a fishbowl wash hand basin with mosaic tiling surrounding. There is an opaque upvc double glazed window to the rear aspect & a radiator.

Stairs lead up to the first-floor accommodation where there is a glass balustrade, wood laminate flooring throughout, access to the loft via a hatch & a upvc double glazed window overlooking the rear garden with a radiator beneath. An

airing cupboard houses the hot water tank with slatted shelving.

The extended master bedroom is a spacious 20-foot room with a vaulted ceiling & a range of mirror fronted fitted wardrobes. The room has double glazed Velux windows with blinds, a radiator & an en suite. The spacious en suite comprises of a wc, a wash hand basin, a double ended bath with a shower attachment & a shower. The room has floor to ceiling tiling, a heated towel rail, an opaque upvc double glazed window to the side aspect & an extractor fan.

Bedroom two is a double sized room with a upvc double glazed box window to the front aspect & a radiator beneath. The third bedroom could be a double sized room if required & has a upvc double glazed window to the front aspect with a radiator beneath. There is a useful alcove ideal for a wardrobe & a storage cupboard with shelving. The fourth bedroom is currently used as a Home Office with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The modern shower room comprises of a wc, a wash hand basin & a shower cubicle with both rainfall & handheld showers. There is a upvc double glazed window to the front aspect & a heated towel rail.

Garden

The delightful enclosed rear garden has a large, decked area abutting the property with the remainder laid to lawn, with crazy paving leading to the rear, where there is additional patio area to enjoy the afternoon sun. There is a large summer house currently used as a gym. There is a shed with stud walling with one half currently used as a changing room for a hot tub, with power and light.

Garage/Parking

The large driveway provides off road parking for a number of vehicles leading up to the double garage which has power, light & a roller door. There is a window to the rear aspect with a matching door to the side with storage above.

