



**PURBECK  
PROPERTY**

**ONLY 1% COMMISSION  
INCL VAT**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A MODERN & SPACIOUS 2 BEDROOM, 2 RECEPTION, 2 BATHROOM  
PARK HOME SET IN THIS SELECT DEVELOPMENT OF  
JUST 3 HOMES OVERLOOKING FIELDS.  
THE HOME BENEFITS FROM PRIVATE FRONT & REAR GARDENS & A GARAGE  
NO FORWARD CHAIN**





Field View, Wareham Road, Holton Heath, Poole BH16 6JW

**PRICE £239,950**

GROUND FLOOR



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:

Holton Heath is in the parish of Wareham St Martin & benefits from having its own train station which is on the Weymouth to Waterloo line. The Saxon walled market Town of Wareham is 3 miles away with Poole Town Centre 6 miles away.

As well as scenic country walks, there is a convenience store & a doctor's surgery at nearby Sandford.

### Measurements:

Lounge	18'3" (5.58m) x 11'9" (3.59m)
Dining Room	10'5" (3.18m) x 10'1" (3.08m)
Kitchen	13'6" (4.12m) x 10'5" (3.17m)
Bedroom 1	15'7" (4.76m) x 10'5" (3.18m)
En suite	6'8" (2.03m) x 4'11" (1.50m)
Bedroom 2	11'4" (3.46m) x 10'5" (3.18m)
Bathroom	7' (2.13m) x 6'2" (1.87m)

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### The Property:

This well presented home is accessed via an upvc double glazed front door with a matching window to the side leading through into the entrance hallway. There is access to the loft via a hatch, a radiator & a double door storage cupboard with slatted shelving.

The spacious living room has a upvc double glazed patio doors with matching windows to the side out to the rear garden giving views over the fields. There is an inset electric flame effect fire place & two radiators.

The dining room is set between the kitchen & the lounge & enjoys a dual aspect with upvc double glazed patio doors out to the rear garden with views over the fields as well as an additional window to the side. There is also a radiator and space for a large dining table and chairs.

The modern kitchen has a matching range of cupboards at base and eye level with soft closing drawers & an integral wine rack. A feature of the room is a central island with a four ring ceramic hob with chimney style extractor and light above and cupboards and drawers below. Integral appliances include a double oven, microwave & a dishwasher; with a free standing large American style fridge/freezer & a wine fridge. A one and a quarter sink with side drainer is set into the work surface. There is a upvc double glazed window to the side aspect, a radiator & inset spotlights.

The master bedroom is a spacious room with upvc double glazed patio doors with matching windows to the side

overlooking the rear garden and the fields. The main feature of the room is a fireplace with inset flame effect fire, the room benefits from integral wardrobes with hanging rail and storage space, up and over cupboards with drawers underneath and integral bedside cabinets. The room has a radiator & access to the en suite which comprises of a wc, wash hand basin, double shower cubicle with sliding doors and a wall mounted shower. There is floor to ceiling tiling, heated towel rail, integral shelving, opaque upvc double glazed window to the side aspect, extractor fan and inset spotlights.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath, over the bed storage cupboards & integral bedside cabinets to either side. There is also a dressing table fitted with drawers and a dressing room with hanging rails & shelving space.

The family bathroom has a wc with a hidden cistern, wash hand basin set into vanity unit with storage below & a double ended standalone Victorian style bath with a rainfall tap and splashback tiling surrounding. There is an opaque upvc double glazed window to the front aspect, an extractor fan & a heated towel rail.

### Garage & Parking:

The property has a garage with an up and over door, power and light with parking in front on a patio style driveway. There is space & plumbing for a washing machine. A gate at the back of the garage gives access to the rear garden

### Garden:

The rear garden has a large patio area abutting the property enjoying views of the fields. The rest of the the garden is laid to gravel for easy maintenance.

The front garden is also laid out for easy maintenance giving access to either side of the property, it's enclosed giving a high degree of privacy with a large patio area and a lawned astro turf with mature shrubs surrounding.

