



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

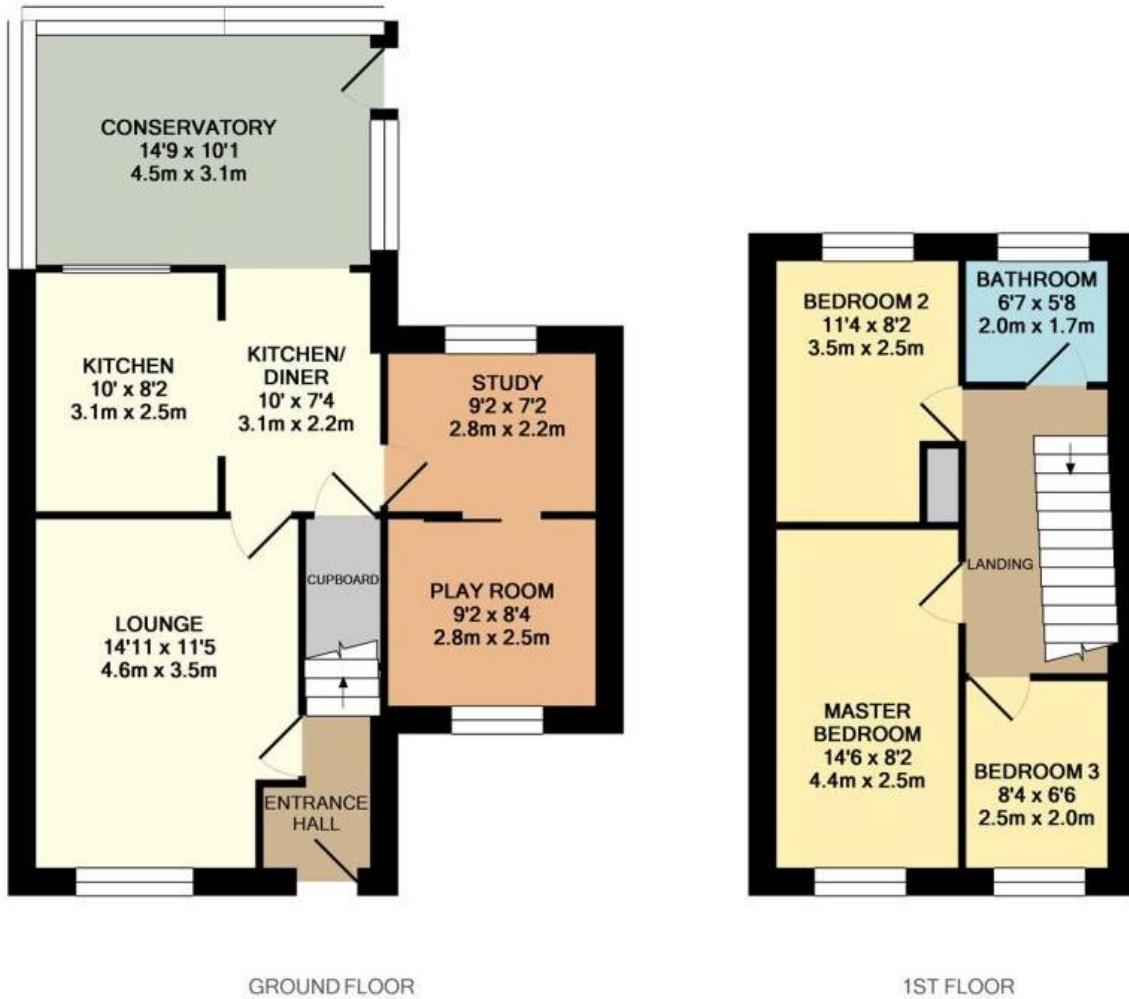
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**AN EXTENDED 3 BEDROOM FAMILY HOME WITH THE BENEFIT OF A  
CONSERVATORY & A CONVERTED GARAGE TO A STUDY & PLAYROOM.  
NO FORWARD CHAIN**



# Stanbarrow Close, Bere Regis, Wareham BH20 7NE

## PRICE £325,000



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2015

### Location:

The property is set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles northwest of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.

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.

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### The Property:

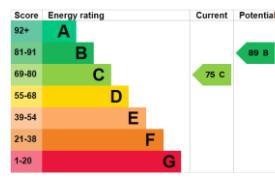
This versatile family home is accessed via upvc double glazed front door leading through into an entrance hallway with stairs to first floor landing, a radiator & laminate flooring flowing through into the living room.

The living room has a upvc double glazed window to the front aspect with a radiator beneath & wall mounted lights.

The kitchen comprises of a matching range of cupboards at base & eye level with soft closing drawers, corner carousel cupboards & pan drawers. Integral appliances include a washing machine, a dishwasher, fridge, freezer, double oven & an electric hob set into the work surface with an extractor & light above. A one & a quarter bowl sink with side drainer is set into the work surface which also incorporates a breakfast bar. A upvc double glazed window looks out into the conservatory. The dining area has fitted bookshelves & an understairs storage cupboard, a radiator & upvc double doors out to the conservatory.

The garage has been converted into a home office/study & a playroom. This room could be converted into a bedroom or an annex subject to the relevant planning permission. The front room comprises of a upvc double glazed window with a radiator beneath, laminate flooring flowing throughout with the rear room having upvc double windows overlooking the rear garden. There are sliding doors between the two rooms.

The conservatory has a continuation of the wood laminate flooring, it has upvc double glazed windows with matching patio doors out to the rear garden & a polycarbonate roof.



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

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch & a storage cupboard with slatted shelving.

The master bedroom is sat at the front of the property with a upvc double glazed window to the front with a radiator beneath & an alcove ideal for wardrobes.

The second bedroom is a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath & wood laminate flooring.

The third bedroom has a upvc double glazed window to the front aspect with a radiator beneath.

The bathroom comprises of a wc, a wash hand basin & a bath with a wall mounted shower attachment with splashback tiling surrounding. An opaque upvc double glazed window overlooks the rear garden. There is wood laminate flooring, a heated towel rail & fitted shelving.

### Parking:

The front garden is laid with easy maintenance in mind with an off-road parking space for one vehicle.

### Garden:

The rear garden is enclosed by fencing & predominately laid to lawn with a patio area at the back of the garden. There is an additional patio abutting the property & access to the front aspect.

### Measurements:

Lounge	14'9" (4.51m) x 11'6" (3.50)
Kitchen	14'9" (4.51m) x 10'1" (3.08m)
Study	8' (2.45m) x 7'2" (2.70m)
Playroom	8'3" (2.53m) x 8'1" (2.46m)
Conservatory	14'7" (4.45m) x 9'6" (2.90m)
Bedroom 1	13'9" (4.20m) x 8'2" (2.50m)
Bedroom 2	11'4" (3.47m) x 8' (2.45m)
Bedroom 3	8'4" (2.55m) x 6'6" (1.98m)
Bathroom	6'7" (2.01m) x 5'7" (1.72m)

