



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
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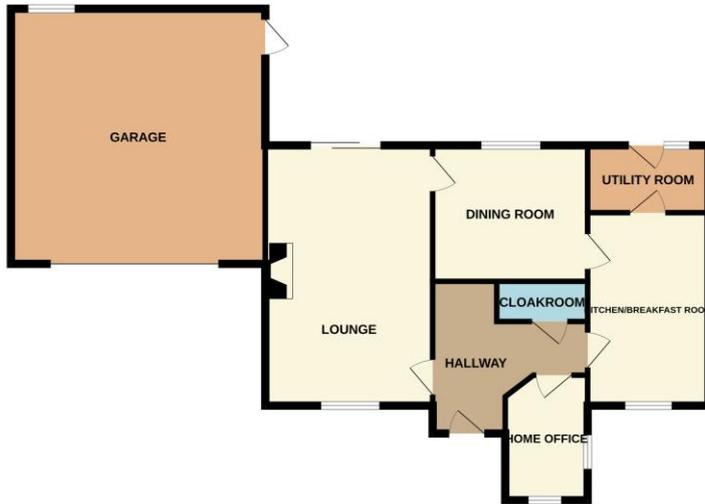
**A SPACIOUS 4 BEDROOM FAMILY HOME SET IN THIS DESIRABLE LOCATION IN  
RIDGE JUST OUTSIDE OF WAREHAM TOWN CENTRE  
WITH AN ENCLOSED REAR GARDEN & A DOUBLE GARAGE.  
NO FORWARD CHAIN**



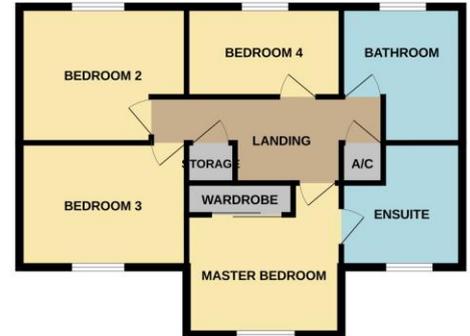
# Gover Close, Ridge, Wareham, Dorset BH20 5BU

## PRICE £625,000

GROUND FLOOR



1ST 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:

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	18' (5.69m) x 11'7" (3.55m)
Dining Room	10'10" (3.31m) x 9'9" (2.98m)
Kitchen	13'5" (4.09m) x 8'8" (2.65m)
Utility Room	8'7" (2.63m) x 4'9" (1.46m)
Cloakroom	8'8" (2.04m) x 2'11" (.90m)
Bedroom 1	12'5" (3.79m) x 10'11" (3.33m)
En Suite	8'10" (2.70m) x 8'3" (2.53m) max
Bedroom 2	11'7" (3.54m) x 8'5" (2.58m)
Bedroom 3	11'8" (3.56m) x 10' (3.05m)
Bedroom 4	11'3" (3.45m) x 6'10" (2.10m)
Bathroom	9'3" (2.84m) max x 8'4" (2.55m)
Garage	19'1" (5.83m) x 19' (5.81m)

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### The Property:

This spacious family home is accessed via an opaque front door through into an entrance hallway where there are stairs to the first floor accommodation, a radiator & a glass panelled door through into the double aspect living room where there is a upvc double glazed window with a radiator beneath to the front & matching sliding patio doors out to the rear garden, with a radiator to the side. A feature of the room is a Purbeck stone fireplace with an inset gas fire.

The kitchen/breakfast room has a matching range of cupboards at base & eye level with drawers. A four-ring gas hob is set into the work surface with an oven below & extractor above. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. There is space for under the counter appliances, space & plumbing for a dishwasher & access into the utility room which has a upvc double glazed window with a matching door to the side out to the rear garden. There is space & plumbing for a washing machine, a tumble dryer & space for an upright fridge/freezer, cupboards at base & eye level and a sink with side drainer is set into the work surface with splashback tiling surrounding.

The dining room has a upvc double glazed window overlooking the rear garden with a radiator beneath. There is a separate home office which enjoys a double aspect with upvc double glazed windows to the front & to the side aspects.

The downstairs cloakroom has a wc & a wash hand basin set into a vanity unit with storage below with splashback tiling, a radiator & an extractor fan.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch, an airing cupboard housing the hot water tank & slatted shelving plus an over the stairs storage cupboard.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from a sliding mirror door wardrobe with hanging & storage space plus an en suite which comprises of a wc, a bidet, a wash hand basin & a bath with a wall mounted shower with splashback tiling surrounding. There is also a radiator, a shaver point with light, an opaque upvc double glazed window to the front aspect & an extractor fan.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The third bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath & could accommodate a double bed if desired. The fourth bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath.

The family bathroom comprises of a wash hand basin set into a work surface, a wc, a bidet & a bath with a wall mounted shower with splashback tiling surrounding. An opaque upvc double glazed window overlooks the rear garden & there is a fitted mirror, a shaver point & an extractor fan.

### Garage & Parking:

The property is conveyed with a double width garage with an electric up & over door with power & light. A door gives access to the rear garden with a upvc double glazed window to the side. A large driveway leads up to the garage.

### Garden:

The well looked after rear garden is predominately laid to lawn with a high degree of privacy with brick walls & mature hedges surrounding. A large patio area abuts the property. There is a gardeners shed & gates giving access to either side of the property. Both the front & side gardens are laid to lawn with mature shrubs surrounding.

