



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

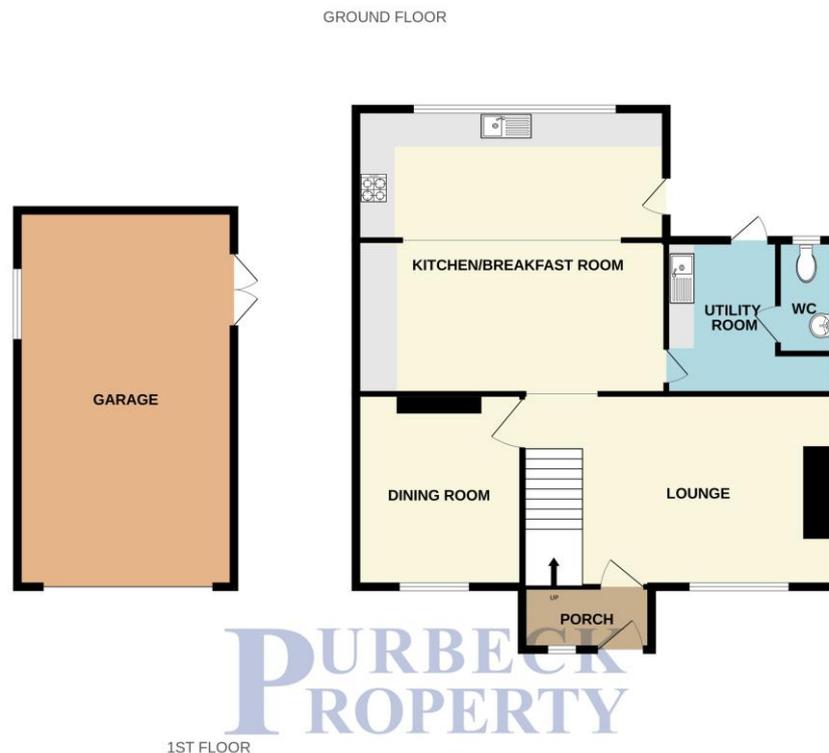
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**A VERY WELL PRESENTED FAMILY HOME
SET IN THE COUNTRYSIDE AND SURROUNDED BY FIELDS
BENEFITING FROM A GARAGE & DRIVEWAY
INTERNAL VIEWING HIGHLY RECOMMENDED**

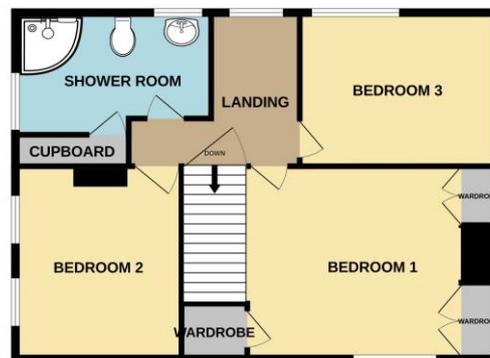


Colehill Drove, Winfrith Newburgh, DT2 8DB

OFFERS OVER £350,000



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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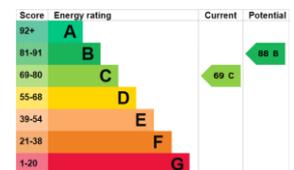
Location:

Winfrith Newburgh is a picturesque Dorset village, known for its strong community feel and attractive surroundings. The property is well positioned for access to local amenities, countryside walks, and nearby coastal attractions. The Jurassic Coast, a UNESCO World Heritage Site, is just a short drive away, offering stunning scenery, beaches, and a wide range of outdoor pursuits. Nearby towns provide further shopping, dining, and transport links.

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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

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The Property:

This well presented home is accessed via an opaque upvc double glazed door and into an entrance porch ideal for storing coats and shoes. A further upvc double glazed door with a matching window to the side leads through into the spacious lounge where the feature of the room is a log burner. There is a upvc double glazed window to the front aspect with a radiator beneath and stairs up to the first floor accommodation.

The dining room has a upvc double glazed window to the front aspect with a radiator beneath. The feature of the room is a tiled fireplace with a hearth & a useful alcove to the side.

The modern kitchen has a matching range of cupboards at base and eye level with drawers. Set into the worksurface is a ceramic hob with a chimney style extractor fan above & splash back tiling surrounding as well as a ceramic sink with side drainer. Integral appliances include a fitted oven, fridge and microwave. There is also an opaque upvc double glazed door to the side aspect giving access to the rear garden. A upvc double glazed window overlooking the rear garden

The utility room has a matching range of cupboards at base and eye level with space for under the counter appliances. There is also a sink with side drainer set into the worksurface with splash back tiling surrounding. A upvc double glazed door gives access to the rear garden as well as a downstairs cloakroom comprising of a wc, a wash hand basin & an opaque upvc double glazed window to the rear.

Stairs lead up to the first-floor accommodation which has access to a spacious landing. There is a upvc double glazed window out to the rear aspect, a radiator & access to the loft via a hatch.

Bedroom 1 has a upvc double glazed window to the front aspect with fitted wardrobes within alcoves.

Bedroom 2 has two upvc double glazed windows with the feature of the room being a fireplace. There is an alcove with hanging rails.

Bedroom 3 has a upvc double glazed window to the rear aspect with a radiator beneath.

The modern family shower room has floor to ceiling tiling with two opaque upvc double glazed windows to the rear garden as well as to the side aspect. There is a wc with a hidden cistern, a wash hand basin with cupboards below & a LED mirror above. There is also a shower cubicle with both rainfall & handheld shower attachments, a heated towel rail & an extractor fan.

Garden:

The enclosed rear garden is predominantly laid to lawn with a raised decked area ideal for relaxing and enjoying the morning sun. The garden also has a sunken fishpond & a shed/workshop.

Garage/ Parking:

There is a detached garage with space in front for parking for two vehicles.

Measurements:

Lounge	13'3"	(4.04m)	x	11'7"	(3.53m)
Dining Room	11'5"	(3.48m)	x	9'5"	(2.87m)
Kitchen	16'3"	(4.95m)	x	15'1"	(4.59m)
Utility Room	7'11"	(2.41m)	x	5'10"	(1.78m)
Bedroom 1	11'6"	(3.50m)	x	10'11"	(3.32m)
Bedroom 2	11'3"	(3.43m)	x	9'3"	(2.82m)
Bedroom 3	9'11"	(3.02m)	x	8'	(2.44m)
Shower Room	11'2"	(3.4m)	x	5'11"	(1.8m)
Garage	25'	(7.61m)	x	11'3"	(3.43m)

Agents Note:

Please note the property is conveyed with a solar panel system as well as a section 157 restrictive covenant. Please call our Wareham office for more information.

