



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**AN IMMACULATE CONTEMPORARY BUNGALOW SET IN THE PRIVATE  
LOCATION OF THE FARRAR ESTATE,  
OFFERING A LARGE GARDEN WITH A SYLVAN OUTLOOK, UNDER FLOOR  
HEATING, MODERN APPLIANCES & SPACIOUS ACCOMMODATION  
THROUGHOUT.  
NO FORWARD CHAIN**





# Binnegar, Wareham, BH20 6AT

## PRICE £550,000

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:

Set on the outskirts of the picturesque market town of Wareham set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has 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.

# Farrer Estate, Binnegar, Wareham, BH20 6AT

## PRICE £550,000

### The Property:

Set in this tranquil location at the rear of the development this modern bungalow is accessed via a double glazed front door with a upvc window to the side & leads through into an entrance hallway, throughout the entire property there is underfloor heating & Kardean flooring. A glass door leads through into the spacious kitchen/ lounge/diner/ conservatory.

The kitchen area has a matching range of cupboards at base & eye level with soft closing drawers. Integral appliances include a four ring ceramic hob with a chimney style extractor hood above, a double oven, a fridge, a freezer & a dishwasher. A one & a quarter bowl sink with side drainer is set into the work surface & there is a upvc double glazed square bay window looking out to the front aspect. From the kitchen is a utility room where there is a washing machine with a work surface over & a boiler. The room has a vaulted ceiling with dual double glazed Velux windows with pull down blinds. The lounge area comprises of a television & satellite points. A square arch flows into the dining/ conservatory area which is constructed with upvc double glazed windows, a pitched roof & matching patio doors out to the rear garden.

The master bedroom is a spacious room with under floor heating & a upvc double glazed window with matching patio doors out to the rear garden. There is with an en suite comprising of a double ended bath with shower attachment, a shower cubicle with a wall mounted shower, a wash hand basin with storage space below & a WC. The room is fully tiled with an opaque upvc double glazed window to the front aspect, an integral mirror, a heated towel rail & an extractor fan.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the rear garden. The room benefits from a double door cupboard.

Bedroom three has a upvc double glazed window to the front aspect & could fit a double bed if required.

The modern family bathroom comprises of a wash hand basin with storage below, a WC, a double ended bath with both rainfall & handheld shower with a glass shower screen. The room is fully tiled with tiled flooring. There is an opaque upvc double glazed window to the rear aspect, an integral mirror, a heated towel rail & an extractor fan.

### Garden:

The bungalow has a very private garden with a forest outlook & is predominately laid to lawn with a patio area abutting the property. There is fencing & a gate giving access to the front & a shed.

### Parking:

The property is conveyed with 2 allocated car parking spaces.

### Measurements:

Lounge	13'1"	(3.99m)	x	11'4"	(3.46m)
Kitchen	13'10"	(4.22m)	x	11'4"	(3.46m)
Conservatory	7'11"	(2.42m)	x	10'3"	(3.12m)
Bedroom 1	13'2"	(4.02m)	x	14'4"	(4.37m)
En Suite	8'5"	(2.58m)	x	10'	(3.06m)
Bedroom 2	12'7"	(3.83m)	x	9'9"	(2.98m)
Bedroom 3	9'9"	(2.98m)	x	10'	(3.05m)
Bathroom	7'8"	(2.34m)	x	8'1"	(2.47m)

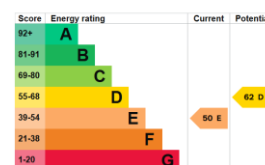
### Communal Areas:

The Farrar Estate is set in 17 acres of private land/gardens to walk around. Please call our Wareham office in respect of service charges.

#### Energy rating and score

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

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



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

