



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS & WELL PROPORTIONED INDIVIDUALLY
BUILT BUNGALOW SET IN GROUNDS OF CIRCA 1.25 ACRES
IN A PRIVATE & TRANQUIL LOCATION.
UPDATING REQUIRED - NO FORWARD CHAIN**



Grange Road, Stoborough, Wareham BH20 5AL

PRICE £850,000

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 village outskirts of Stoborough & at the bottom of the pretty Hamlet of Creech is this delightful bungalow set down a private lane of just 3 properties. Wareham is a picturesque market town 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. There is also a market every Saturday.

Measurements:

Lounge	22'3" (6.8m) x 14'7" (4.46m)
Kitchen/Breakfast Room	21'7" (6.60m) x 12'9" (3.90m)
Utility Room	10'6" (3.20m) x 4'11" (1.50m)
Conservatory	13'3" (4.05m) x 10'10" (3.31m)
Galleried Study	14'6" (4.41m) x 7'2" (2.18m)
Bedroom 1	13'6" (4.11m) x 13'1" (4m)
En Suite	9'10" (3.01m) x 5'6" (1.69m)
Bedroom 2	11'5" (3.49m) x 10' (3.05m)
En Suite	9'10" (3.01m) x 2'9" (0.84m)
Bedroom 3	12'7" (3.85m) x 9'3" (2.83m)
Bedroom 4	11'8" (3.56m) x 9'7" (2.93m)
Bathroom	7'1" (2.18m) x 5'6" (1.68m)
Garage	19'08" (6.09m) max x 21'4" (6.50m)

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The Property:

This spacious bungalow is accessed via a double-glazed front door with matching windows to the side with wood panelling leading through into the entrance hallway where there is a cloaks cupboard & a wall mounted electric heater.

The living room has a upvc double glazed square bay window looking out onto the garden with matching doors out to the conservatory. The feature of the room is a log burner set into a fireplace with a brick surround & base with a wood shelf above & inset shelving. There is a galleried study area which overlooks the living area with Velux windows & a picturesque window out to the rear aspect.

The conservatory is wood framed double glazed with patio doors out to the rear garden, dwarf brick work & a vaulted polycarbonate roof with tiled flooring flowing throughout.

The kitchen/diner enjoys a double aspect with double glazed patio doors out to the rear garden & a upvc double glazed window out to the front aspect which are complimented by Velux windows. There is tiled flooring throughout, a vaulted ceiling & storage heaters. The kitchen area has a matching range of cupboards at base & eye level with drawers, display shelving & a wine rack. There is space for an upright electric cooker, space & plumbing for a dishwasher & additional under the counter appliance. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. Off the kitchen is the utility room where there is space & plumbing for a washing machine, a sink with side drainer set into the work surface with cupboards at base & eye level with display shelving. There is an alcove ideal for a freestanding fridge/freezer. A double-glazed door with a matching window to the side gives access to the rear garden. An inner hallway gives access to two of the bedrooms where there is access to the loft via a hatch & an airing cupboard housing the hot water tank.

The master bedroom has a double-glazed window overlooking the garden with an electric heater beneath, the room benefits from a range of mirror fronted wardrobes with hanging rails & storage space with an en suite comprising of a double ended bath, wash hand basin, bidet, wc & a shower cubicle with a wall mounted electric shower. The room has tiled flooring, floor to ceiling tiling, an extractor fan & a heated towel rail.

The second bedroom is a double size with a double-glazed window overlooking the rear garden. There is an electric storage heater & an en suite comprising of a wc, a wash hand basin & a shower cubicle with a wall mounted electric shower. The room is fully tiled & has an extractor fan, a shaver point with light & an opaque double-glazed window to the rear aspect.

The third bedroom is a double sized room with a double-glazed window overlooking the rear garden with an electric storage heater beneath.

The fourth bedroom is a generous sized room which is used as a home office with a double-glazed window with an electric storage heater beneath.

The bathroom has a wc, a wash hand basin & a double ended bath with a wall mounted electric shower with a sliding shower screen. There is also a heated towel rail, tiled flooring, floor to ceiling tiling & an opaque double-glazed window.

Garage & Parking:

Electric gates give access to a private drive sweeping up to three properties with this bungalow set on a private plot on the left-hand side. A gravel driveway leads up to the property which has twin garages with an up & over doors to each & windows overlooking the garden. There is access to a loft via a hatch, plus a butler wash hand basin with a side drainer & electrical points.

Garden:

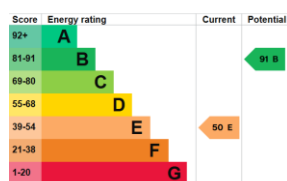
The exceptional garden sweeps around the property with a large patio area abutting the master bedroom. The garden is predominately laid to lawn with mature shrubs & hedges surrounding providing a huge degree of privacy throughout. There are sheds & greenhouses.

The front garden has a brick path leading up to the front door with mature shrubs to either side.

Energy rating and score

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

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



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of obtaining professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.