



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

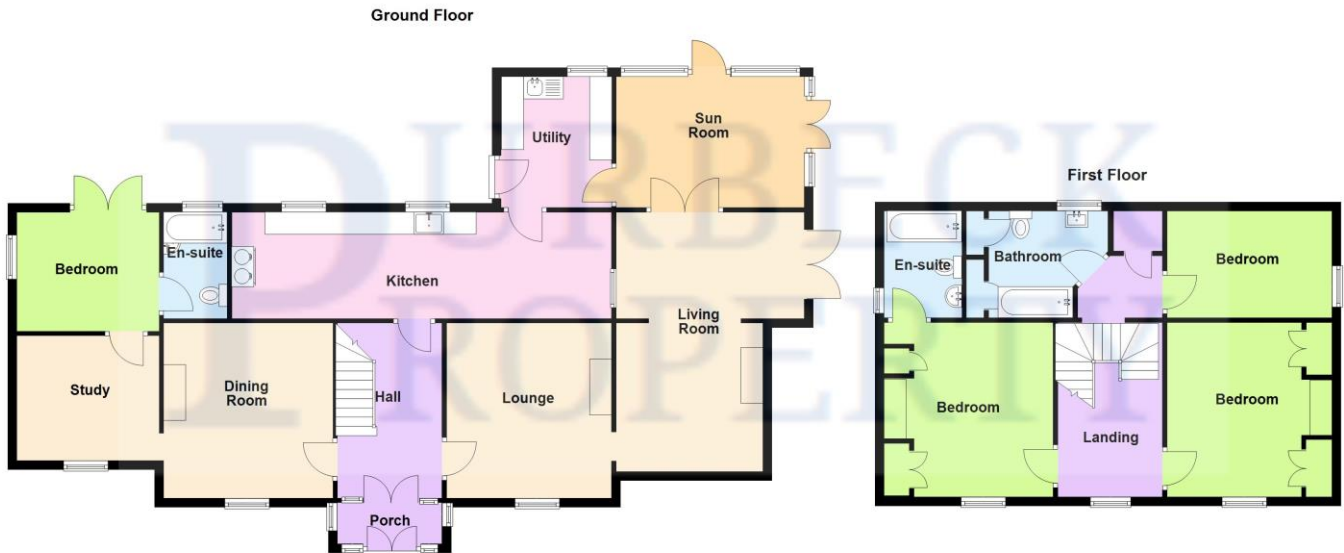
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A CHARACTERFUL 4 BEDROOM MANOR HOUSE BUILT CIRCA 1834
IN THE PICTURESQUE HAMLET OF EAST MORDEN,
BACKING ON TO FIELDS & WITH A VERSATILE ACCOMMODATION THAT
REQUIRES SOME UPDATING & HAS TO BE VIEWED TO BE APPRECIATED.**



Lower Street, East Morden, Wareham BH20 7DL

PRICE £925,000



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Plan produced using PlanUp.

Location:

The property is set in the village of East Morden a hamlet of the village of Morden (Morenden), which has a village, recreation ground & St Marys Church. The property is 5 miles north of the Saxon Walled Town of Wareham, 10 miles south of the market town of Blandford Forum & 9 miles west of Poole Town Centre. Both Poole & Wareham are on the main train line from Weymouth to London Waterloo.

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The Property:

This spacious & versatile home is accessed via double doors through into a tiled vestibule which has windows to either side & Sylvan views of the front garden. Further double doors with windows to either side lead into a grand hallway with parquet flooring flowing throughout, stairs lead up to the first-floor accommodation with a storage cupboard beneath & a radiator.

The accommodation is set on either side of the property with the right-wing having parquet flooring flowing into a sitting room with a glass panelled window out to the front garden, a large radiator & an open fireplace. A square arch gives access into the lounge with solid wood flooring throughout. Double glass panelled lead doors out to the front garden. A feature of the room is the open fireplace. A square arch gives access into a reading room with a continuation of the flooring & double glass panelled doors out to the side aspect. There is a radiator & double doors giving access to the garden room.

The spacious garden room has a continuation of the flooring from the reading room. It has a pitched roof ceiling, wooden beams & picturesque glass windows & doors giving access out to the rear & side gardens. This room also gives access to the 'Jack & Jill' cloakroom.

The left wing has a continuation of the parquet flooring from the hallway into the formal dining room, where there is a radiator, glass panelled window out to the front aspect & a decorative fireplace. Off the dining room is the home office which has glass panelled windows out to the front aspect. There is parquet flooring, a radiator & alcoves to either side of chimney breast ideal for shelving.

At the rear of the property is a downstairs bedroom. It is a generous sized double room enjoying a double aspect with patio doors out to the rear garden & windows to the side with a radiator beneath. There is wood flooring in the room & it benefits from an en suite. The spacious en suite comprises of a wc, a wash hand basin & a bath with an electric wall mounted shower & glass shower screen, with splashback tiling surrounding. There is glass panelled window out to the rear aspect, an extractor fan, a radiator & an integral storage cupboard.

At the rear of the property is a kitchen/diner which has a butlers sink set into a work surface, a matching range of cupboards at base level with drawers below. There is space for a number of white appliances including a dishwasher & an upright fridge/freezer. The flooring is tiled with Mosaic tiling flowing throughout. To one side is an Aga with brick surround & a dining area to the other side where there is space for a dining table & chairs, a radiator & internal windows into the reading room. A door gives access to the utility room with a further door giving access out to the rear garden. There are cupboards at base level, a sink with side drainer set into the work surface & space & plumbing for a washing machine. Windows give views of the rear garden. There is tiled flooring flowing through into the 'Jack & Jill' cloakroom which has a wc & a wall mounted wash hand basin.



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The Property Continued:

Stairs lead up to the galleried landing where there is a delightful Porthole window giving views of the front garden. The landing gives access to the loft via a hatch & a double door cloaks cupboard.

Stripwood flooring flows into the master bedroom where there is glass panelled windows overlooking the front garden. The room benefits from fitted wardrobes either side of the chimney breast & an en suite which comprises of a wc, a wash hand basin set into a vanity unit & a bath with splashback tiling surrounding. A window looks out to the side aspect.

The second bedroom is a double sized room with strip wood flooring flowing throughout & a glass panelled window looking out to the front garden. The room benefits from double fitted wardrobes either side of the chimney breast.

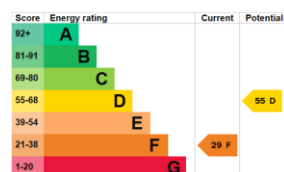
The third bedroom is also a double sized room with a glass panelled window out to the side aspect with a radiator beneath.

The family bathroom has a suite comprising of a wash hand basin set into a vanity unit, a wc & a double ended spa bath with jets & shower attachment with splashback tiling surrounding. The room has a heated towel rail, a upvc double glazed window to the rear aspect & an airing cupboard with a hot water tank with shelving above & an additional cupboard to the side.

Energy rating and score

This property's energy rating is F. 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.

Garage & Parking:

A sweeping gravel driveway leads up to the garage & round to the front of the property. The garage has double doors & a pitched roof. At the rear is the oil tank & views of the fields.

Garden:

The mature front garden enjoys a Sylvan outlook. It is enclosed with a number of mature trees & hedging to either side with decorative shrubs in central beds.

The rear garden backs onto fields & has a delightful seating/BBQ area. The garden is enclosed by fencing & has a wood store & outside taps. The garden continues round to the side of the property where there are mature shrubs, gravel & grassed areas.

Measurements:

Lounge	12'5" (3.79m) x 11'2" (3.41m)
Dining Room	13'2" (4.05m) x 12'7" (3.85m)
Kitchen/Breakfast Room	26'11" (8.21m) x 8'3" (2.52m)
Utility Room	9'11" (3.02m) x 8'10" (2.71m)
Downstairs Bedroom	14'9" (4.50m) x 9'5" (2.87m)
En Suite	8'2" (2.51m) x 5'1" (1.56m)
Study	10'9" (3.30m) x 10'6" (3.22m)
Garden Room	14'8" (4.48m) x 10' (3.06m)
Sitting Room	13'2" (4.03m) x 12'8" (3.86m)
Reading Room	14'9" (4.49m) x 8' (2.45m)
Cloakroom	9'8" (2.96m) x 3'6" (1.07m)
Bedroom 1	13'3" (4.05m) x 11'11" (3.64m)
En Suite	8'2" (2.50m) x 6'2" (1.88m)
Bedroom 2	13'2" (4.02m) x 11'10" (3.61m)
Bedroom 3	12'8" (3.87m) x 8'2" (2.49m)
Bathroom	8'4" (2.56m) x 8'1" (2.47m)



5 South Street,
Wareham,
Dorset, BH20 4LR
sales@purbeckproperty.co.uk

Tel 01929 556660
www.purbeckproperty.co.uk

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 enlisting 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.