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MEYERS

MOVING BEYOND EXPECTATIONS



8 Wareham Road

Dorchester DT2 8HL

Offers Over £550,000

- No Chain
- Detached Four Bedroom Home
- South Facing Balcony and Garden
- Ample Off-Road Parking
- London Train Links
- Close to Popular Beaches

Description

Substantial four bedroom detached family home situated on the edge of popular village of Owermoigne featuring a generous south facing rear garden, ample parking on private driveway plus two double garages/outbuildings. This property is the perfect combination of a countryside feel while being close to all amenities and local schools. The location is perfect for all aspects of Dorset life, countryside views, close to beautiful beaches, town life in Dorchester and train links to Bournemouth and London Waterloo nearby.

Location

Moreton, a nearby village has a number of long distance footpaths and cycle paths. The railway station is a little out of the village towards Crossways, there is free parking and main train lines to Waterloo London, and Bournemouth. Ringstead, a popular beach is 4.2 miles away, 10 minutes in the car with quotes from the national trust advising that it is an 'unspoilt beach on the Jurassic Coastline with safe swimming, sailing, surf boarding and dog friendly all year round' other popular attractions like DurdleDoor are only 5.4 miles away this property is situated on the edge of Owermoigne benefitting from village green and parish church, to the edge of the village there is a shop/petrol station, a well-stocked farm shop and a garden centre. Dorchester is approximately 7 miles from the village

Entrance Hall

Door to the front, radiator, stairs to the first floor with understairs cupboard and doors to the study, lounge and dining room.

Study

Double glazed windows to the front and side, beautiful feature fireplace with decorative surround and wooden mantle, alcoves with fitted shelving, radiator, telephone point, television aerial socket and door to the entrance hall.

Lounge

Double glazed window to the side, feature fire place with solid wood mantle and multi fuel burner inset, radiator, television aerial socket, door to the hallway and double glazed window and French doors into the conservatory.

Utility/Sunroom

Double glazed windows to the side and rear, base units with wooden work surface and ceramic sink inset, plumbing for washing machine, tiled flooring, double glazed French doors and window into the lounge, internal window to the kitchen and double glazed patio door to the rear garden.

Kitchen

Double glazed windows to the side and rear, fitted kitchen with wall and base units, work surfaces with stainless steel sink and drainer in set, integrated electric oven and hob with cookerhood over and glass splashback, space for fridge/freezer, breakfast bar, tiled flooring, double glazed door to the rear garden, internal window into the

conservatory, door into the cloakroom, door to the lounge and door way through to the dining room.

Dining Room

Double glazed windows to the front and side, airing cupboard, two radiators doorway through to the kitchen and doorway to the entrance hall.

Landing

Stairs from the entrance hall, access to the loft space and doors to all four bedrooms and bathroom.

Bedroom 1

Double glazed window to the rear, two fitted wardrobes with ample storage and hanging space, radiator, wall lights, double glazed French doors out to a large balcony, door to the ensuite and door to the landing.

Private Balcony

Large paved balcony, Fully enclosed with metal fencing and trellis covered with plants and shrubs.

Ensuite

Double glazed window to the side, large ceramic bath on a raised tiled area, separate double shower cubicle, pedestal wash hand basin, WC, wooden wall panelling, tiled flooring, ceiling lights, radiator, extractor fan and door to the bedroom.

Bedroom 2

Double glazed windows to the side and rear out to the balcony, decorative fireplace with mantle, fitted wardrobe, wooden flooring, radiator and door to the landing.

Bedroom 3

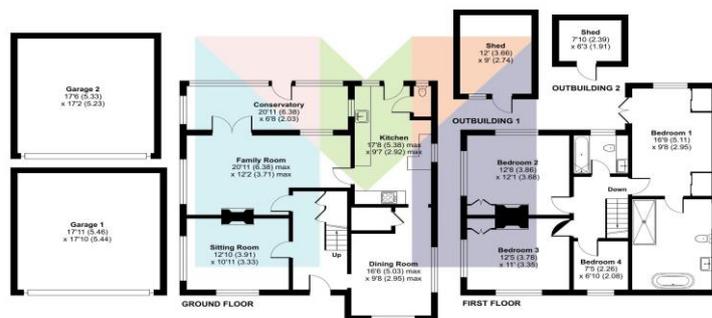
Double glazed windows to the front and side, decorative fireplace with mantle, fitted wardrobe, wooden flooring, radiator and door to the landing.

Bedroom 4

Double glazed window to the front, radiator and door to the landing.

Bathroom

Obscure window to the rear, bath with shower over, vanity unit with wash hand basin built in, WC, tiled walls, radiator, shaver point and door to the landing.



Wareham Road, Owermoigne, Dorchester

Approximate Area = 2407 sq ft / 223.6 sq m (includes garages)

Outbuildings = 157 sq ft / 14.6 sq m

Total = 2564 sq ft / 238.2 sq m

For identification only - Not to scale.

Created by Property Measurement

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 1st Edition 2023.

Prepared by Meyers Estate Agents - 01258 310000

