

RAILWAY HOUSE  
2 REMPSTONE ROAD  
SWANAGE  
DORSET  
BH19 1DW  
*Opposite the Steam Railway Station*



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### **Springbrook Close, Wareham, BH20 5HS**

Detached chalet style property on approx. 0.14 acre plot in an unmade cul-de-sac in a Village location. 3 bedrooms, 2 reception rooms, kitchen, inner hall/utility space, ground floor shower room/W.C., en-suite shower room/W.C., en-suite bathroom/W.C., gas central heating, double glazing, gardens, garage and parking.

- Detached property
- 2 reception rooms
- Gas central heating. Double glazing
- Overall approx. 0.14 acre plot
- Unmade residential cul-de-sac in a Village location
- Kitchen. Inner hall/utility space
- Garage and parking
- 3 bedrooms (1 en-suite bathroom/W.C. 1 en-suite shower room/W.C.)
- Ground floor shower room/W.C.
- Front garden. Mature rear garden

**Asking Price £550,000**

# Springbrook Close, Wareham, BH20 5HS

## SITUATION:

Within an unmade residential cul-de-sac in the Village of Harmans Cross, although officially a Corfe Castle address. Harmans Cross itself lays almost midway between the seaside town of Swanage and the historic village of Corfe Castle. There are convenience stores within the village, a village hall and a station on the Heritage Swanage Railway line.

## DESCRIPTION:

A detached property, originally a bungalow and extended by the current owners, who also erected a garage. The property has rendered elevations under a mainly interlocking tiled roof. In addition to the garage there is provision for parking and the mature rear garden is a decent size with an overall plot size of approximately 0.14 acre.

## ACCOMMODATION:

Covered entrance.

## ENTRANCE HALL:

Double glazed front door, radiator, wall lights.

## DINING ROOM (S & E):

14'10" (4.53m) into bay x 10'11" (3.33m) into alcoves. Radiator, telephone point, cupboards and shelving to alcoves, fireplace, double glazed door to patio.

## BEDROOM 2 (E):

13' (3.98m) into bay x 11'1" (3.39m). Radiator, fitted wardrobes.

## SHOWER ROOM/W.C.:

Tiled cubicle with Triton shower unit, towel radiator, shelving, vanity wash basin and concealed cistern w.c., fully tiled walls, extractor unit, cupboards, shaver point.

## KITCHEN (S):

11'10" (3.62m) x 10'9" (3.29m). Single drainer stainless steel 1½ bowl sink unit and work surfaces with drawers, cupboards, space and plumbing for dishwasher under, space for fridge/freezer, electric double oven and hob with extractor over, wall cupboards, one housing Baxi Solo boiler, tiled walls. Opening to:

## SITTING ROOM (S & W):

15' (4.57m) x 9'4" (2.85m). Radiator, TV aerial point, double glazed side door, double glazed doors to deck and rear garden.

## INNER LOBBY:

9'6" (2.9m) x 5'4" (1.65m). Radiator, under stairs study area. Door to:

## INNER HALL & UTILITY SPACE:

13'9" (4.2m) x 4'7" (1.39m). Radiator, appliance space, space and plumbing for washing machine, shelved larder. Door to:

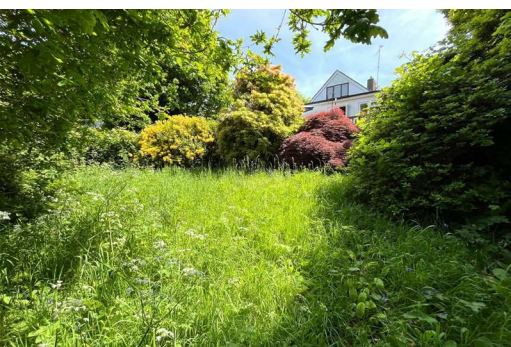
## BEDROOM 3 (W):

9'6" (2.9m) x 9'3" (2.82m). Radiator, TV aerial point, fitted wardrobes. Door to: EN-SUITE SHOWER ROOM/W.C.: Low level w.c., vanity wash basin, tiled shower cubicle with Triton shower unit, extractor, shaver point.

## FIRST FLOOR

### BEDROOM 1 (S & W):

15'6" (4.73m) x 9'4" (2.86m) plus eaves storage. TV aerial point, sloping ceilings with south facing Velux window, radiator, telephone point. Door to: EN-SUITE BATHROOM/W.C.: Fully tiled walls, panelled bath with mixer tap/shower attachment, low level W.C., vanity wash basin, shaver point, shelved cupboard, towel radiator, sloping ceiling with south facing Velux window.



**OUTSIDE:**

Overall lot size of approximately 0.14 acre, with a grassed mature west-facing rear garden with shrubs and tree, good-sized timber deck. Side access to the north, paved patio to the south. The front garden is lawned, shrub beds, gravelled parking leading to:  
**DETACHED GARAGE:** Single garage of block construction with personal and up and over doors, light and power.

**ADDITIONAL INFORMATION**

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**COUNCIL TAX:**

Band D: £2500.58 payable for 2025/26 (excluding discounts or additional home premiums).

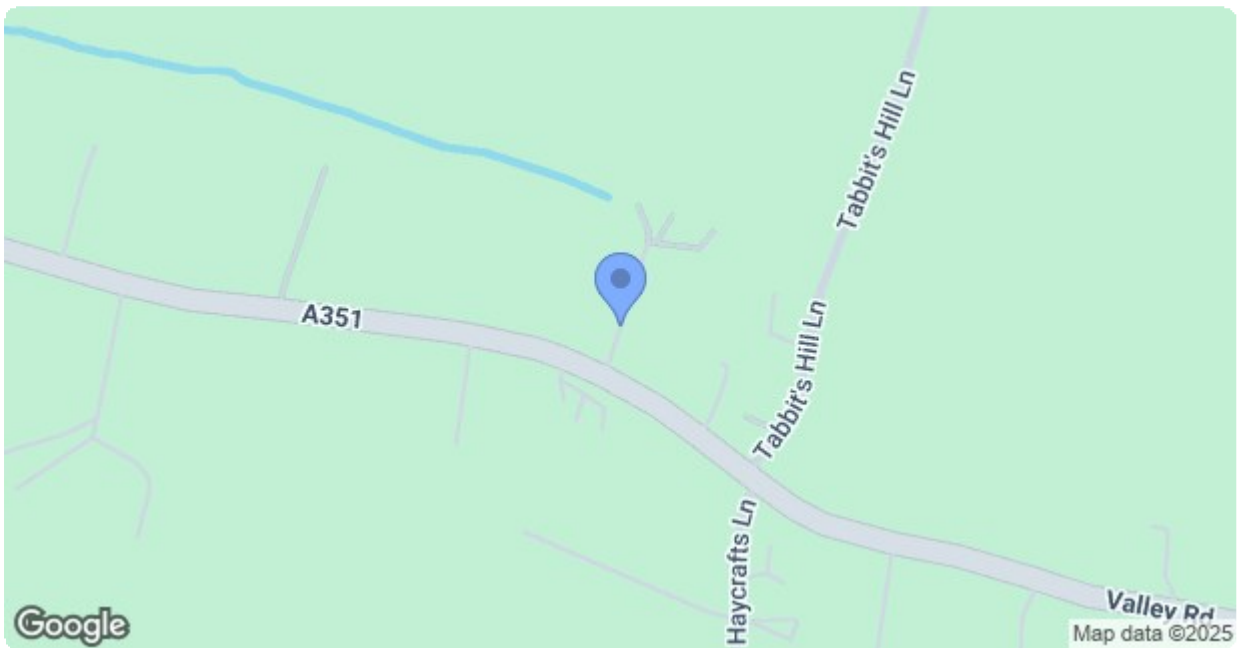
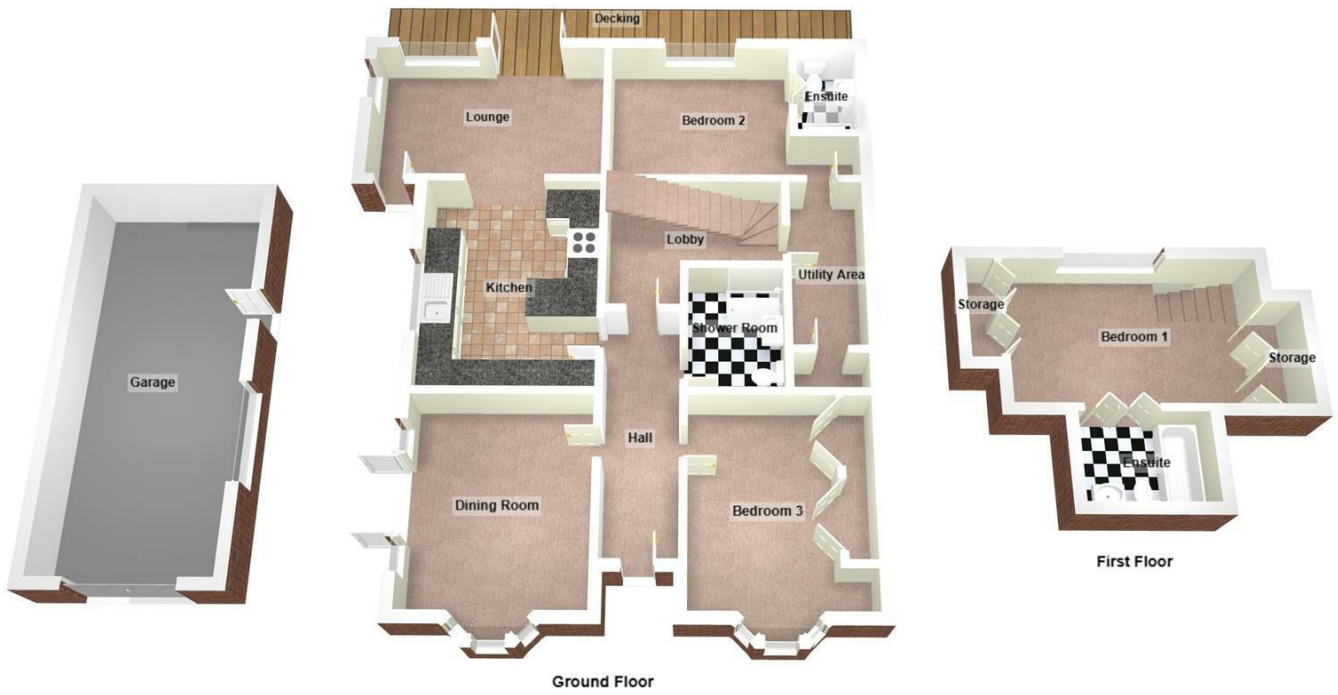
**VIEWING:**

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

**THE PROPERTY MISDESCRIPTION ACT 1991:**

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	