

The Briars

Wool Wareham, BH20 6NA

3 2 1 C

Offers In Excess Of
£330,000 Freehold

Hull Gregson Hull

The Briars

Wool Wareham, BH20 6NA

- Three-bedroom detached family home
- Highly sought-after position within The Briars, Wool
- Beautifully presented throughout
- Spacious lounge with excellent natural light
- Contemporary open-plan kitchen and dining area
- Principal bedroom with fitted wardrobes and en-suite
- Two further bedrooms, including a generous second double
- Private enclosed rear garden
- Off-road parking and substantial garage
- Popular Purbeck village with railway links to London Waterloo and Weymouth



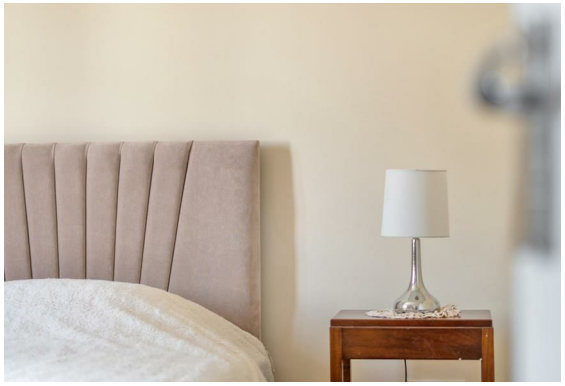














A beautifully presented three-bedroom detached family home, occupying a desirable position within The Briars, Wool, offering spacious and versatile accommodation, attractive gardens, a substantial garage and excellent village amenities close by.

Situated within a peaceful and highly regarded residential development, this impressive detached home offers an excellent balance of contemporary living, generous proportions and practical family space. Presented in superb condition throughout, the property would make an ideal home for families, couples or those looking to enjoy village life within the heart of the Purbecks.



Upon entering, you are welcomed into a bright and inviting interior, with the accommodation arranged to provide an easy and sociable flow. The generous lounge provides a comfortable principal reception space, while the adjoining open-plan kitchen and dining area creates the real hub of the home. With plenty of room for both everyday family life and entertaining, the dining area enjoys a pleasant outlook over the rear garden, creating a lovely connection between the house and outside space. A convenient ground-floor cloakroom completes the downstairs accommodation.

Upstairs, the well-planned layout continues with three bedrooms and a stylish family bathroom. The principal bedroom is particularly appealing, featuring integrated wardrobes and the added benefit of a private en-suite shower room. Bedroom two is another excellent-sized double with built-in storage, whilst bedroom three provides superb flexibility and could be utilised as a single bedroom, nursery or dedicated home office. An airing cupboard provides further useful storage.



Outside, the property continues to impress. The generous front garden is laid predominantly to lawn, providing an attractive approach and a good degree of privacy from the road. The enclosed rear garden offers a private and secure space for children, outdoor dining or simply relaxing during the warmer months.

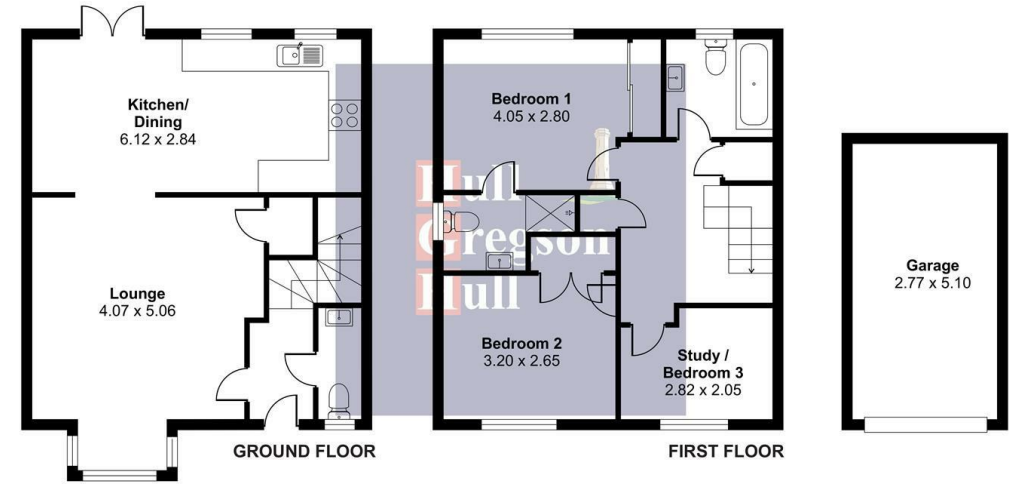
Further benefits include off-road parking and a substantial garage, providing excellent storage and workshop potential in addition to vehicle parking.

Wool is a charming and well-connected Purbeck village, ideally positioned for enjoying the surrounding countryside and spectacular Jurassic Coast. The village offers a range of everyday amenities, while the railway station provides a direct connection towards both London Waterloo and Weymouth, making the location particularly appealing for commuters seeking a more relaxed lifestyle.

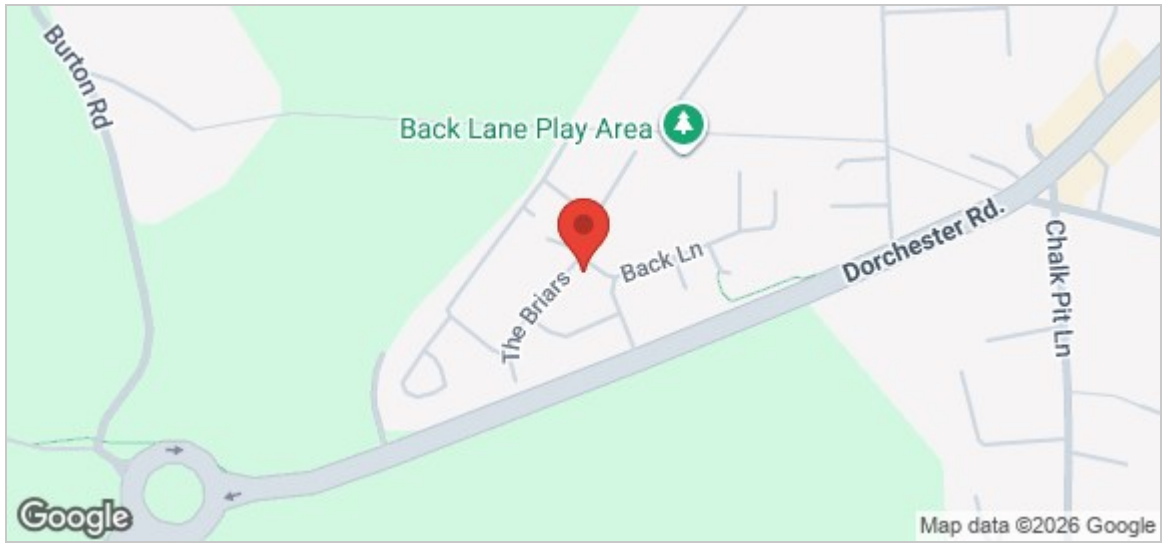
This is a fantastic opportunity to acquire a modern detached family home in a popular village setting, with generous accommodation, excellent outside space and no compromise on practicality. An early viewing is highly recommended.

The Briars, Wool, Wareham, BH20 6NA

Approximate Ground Floor Area = 496.12 sq ft / 46.48sq m
Approximate First Floor Area = 481.07 sq ft / 45.07sq m
Approximate Garage Area = 151.03 sq ft / 14.15sq m
Approximate Total Floor Area = 1128.22 sq ft / 105.70sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Lounge
16'7" x 13'4" (5.06 x 4.07)

Kitchen/Diner
20'0" x 9'3" (6.12 x 2.84)

Cloakroom

Bedroom One
13'3" x 9'2" (4.05 x 2.80)

Ensuite

Bedroom Two
10'5" x 8'8" (3.20 x 2.65)

Bedroom Three
9'3" x6'8" (2.82 x2.05)

Bathroom

Garage
16'8" x 9'1" (5.10 x 2.77)

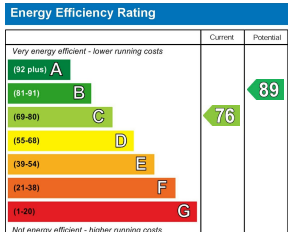
Dorchester Additional Information

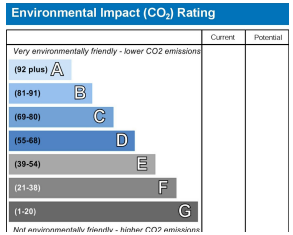
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water.
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





173 Bridport Road, Poundbury, Dorset, DT1 3AH
Tel: 01305 605 000 | Email: dorchester@hgh.co.uk | Web: www.hgh.co.uk