South Street

Wareham, BH20 4LT

4 2 3 E

£675,000 Freehold

Hull Gregson Hull

South Street

Wareham, BH20 4LT

- Character Property
- Centre of Wareham
- Part Grade II Listed
- Two Kitchens
- Four Bedrooms
- Versatile Accommodation
- Many Interesting Features
- Large Walled Garden
- Driveway Parking and Garage
- No Forward Chain

TWO HUGE PROPERTIES INTO ONE, WITH DOUBLE GARAGE AND DRIVEWAY- INCREDIBLE INVESTMENT OPPOURTUNITY

This unique and characterful, part Grade II listed property is situated at the junction of South Street and Trinity Lane in the centre of the market town of Wareham, renowned for its protective Saxon walls and for its significance as an ancient trading post on the northern bank of the River Frome.

On a corner plot at the end of a terrace of buildings this interesting property has developed over time into a larger property conjoined with a brick built extension at the rear. It has the rare advantage in having retained a good sized garden space including a separate single garage both of which are accessed from Trinity Lane.

Entrance one to the building leads through a small lobby and into a hallway with a cloakroom and W.C. to one side and stairs rising and turning to the first floor.

To the right, a spacious Drawing/Dining/Sitting Room looking out onto South Street features beamed ceilings and attractive, solid parquet flooring. Opposite a newly re-fitted kitchen with worktops, cupboards and drawers, space for washing machine and under-counter fridge.

On the first floor a Landing arrives at an interesting arrangement of rooms: Bedroom Three, a double bedroom sits to the front of the building and has bult-in under stairs storage and door with staircase to the top (second floor): adjacent, Bedroom Four has a door directly to a Shower Room with washbasin and WC; a second door from the shower room leads through a Bathroom with storage cupboards thereby returning to the the landing.

The top floor is eaved and is arranged as two rooms (Loft Room 1 through to Loft Room 2) both with beams and characterful wooden windows.

A second, separate Entrance from Trinity Lane leads by way of a small lobby with storage into a large Living Room, westerly facing and overlooking the paved and walled garden to the rear and with stairs rising to the first floor.

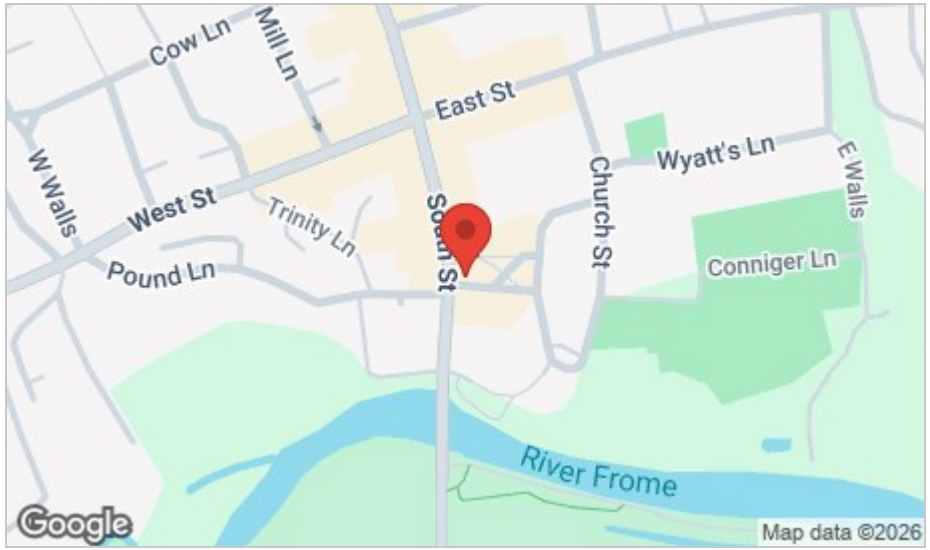
The Living room opens into a Dining area with a Kitchen alongside comprising a smart, modern range of worktops, eye and base level and island units, inset sink and low level oven/grill. Integral appliances include dishwasher and fridge/freezer. A door from the dining room exits into a small hallway which joins with the other part of the property and has a cloakroom/W.C. to one side. A Side access from the dining room takes you through a small lobby into a porch with access outside to a separate store and into the courtyard. This access serves also as an EMERGENCY EXIT ONLY for 24 South Street.

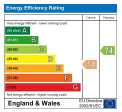
The stairs from the Living room turn and rise to the first floor and two bedrooms. Bedroom One overlooks the back garden and a step up and through a door an en suite bathroom can be found. The bathroom comprises P-shaped bath with shower over, wash basin, W.C. and bidet. Return to the small landing and Bedroom Two, suitable as a dressing room or office space has built-in wardrobes.

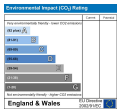
Outside the walled, southerly and westerly facing, paved garden offers privacy from the hubbub of the thoroughfares and an ideal place to enjoy the sunshine or to cultivate some potted plants. The garage/workshop is solidly built and has light and power, and a driveway with spaces for multiple vehicles accessed through double gates.

This is an excellent opportunity to acquire a characterful yet versatile property in a traditional Dorset town within easy reach of the beautiful Isle of Purbeck countryside, the Jurassic Coast and with the convenient train link to London Waterloo about half a mile from the town centre.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1393367







Drawing Room 15'10" x 14'11" max (4.85m x 4.55m max)

Kitchen 12'2" x 9'11" (3.72m x 3.03m)

Cloakroom

Bedroom Three 12'2" max x 11'7" max (3.73m max x 3.55m max)

Bedroom Four 11'3" x 9'2" (3.44m x 2.80m)

Loft Room 1 12'7" 12'4" (3.86m 3.77m)

Loft Room 2 14'6" x 10'3" (4.42m x 3.14m)

Bathroom & Shower Rooms

Living Room 25'4" into bay x 14'7" (7.73m into bay x 4.46m)

Dining Area 12'2" x 9'10" (3.72m x 3.01m)

Kitchen 9'10" x 6'10" (3.01m x 2.10m)

Porch

Outside Store 14'3" x 3'10" (4.35m x 1.17m)

Cloakroom

Bedroom One 12'5" x 10'11" (3.80m x 3.33m)

En Suite Bathroom

Bedroom Two 14'8" max x 9'8" max (4.48m max x 2.95m max)

Garage 21'10" x 12'5" (6.66m x 3.80m)

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: Standard and Grade II Listed
Property construction: Standard
Tenure: Freehold
Council Tax: Band C
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/

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.