



3 Bitchams Mead

Bere Regis | Dorset | BH20 7ND



Welcome...

****EXTENDED FAMILY HOME
WITH WOW FACTOR****

Situated in the serene Bitchams Mead, Bere Regis; this idyllic, modern home offers comfortable family living, featuring the stunning backdrop of the tranquil Bere Regis countryside. Boasting plenty of off-road parking and garage, this property is the perfect place to call home. There's also planning permission to convert the



KEY FEATURES

- *Substantial Detached Family Home*
- *Expansive Kitchen and Dining Area with Sun Room*
- *Separate Utility and Study on Ground Floor*
 - *Ground Floor WC*
 - *Ensuite to the Principal Room*
 - *Enclosed Garden*
- *Ample Parking and Integral Garage*
- *Situated in Serene Neighbourhood*
- *Backing onto Beautiful Bere Regis Countryside*
- *Recently Modernised Throughout*



The Accommodation

garage in an annex, see planning application: P/VOC/2023/01328

Stepping through the front door we are greeted firstly by a bright and welcoming hallway. The hallway offers a convenient ground floor W.C., with wash basin, and a separate study which is ideal for working from home, or could work as a snug for relaxing or even to provide extra accommodation for family members and friends when they come to stay. Following through the hallway we are invited into the pristine kitchen and dining room. This beautifully modernised space is decorated in contemporary white and grey, offering sleek, generous worktop space with base and eye-level units providing plenty of storage. The kitchen is fully fitted with integral appliances including a fridge/freezer, oven and grill, dishwasher, four-ring electric hob, wine fridge and dual inset sink. The kitchen also has the added luxury of a separate utility room with inset sink, space and plumbing for a washing machine and drier, with further worktop space and storage. There is a three-seater breakfast bar with stylish smoked hanging lights, boasting an ideal place to enjoy your morning coffee before venturing into the dining room. The dining room is drenched in natural light through the stunning atrium and floor-to-ceiling bi-fold doors leading onto the enclosed rear garden. Here, there is plenty of space for grand dining table and chairs to enjoy family meals under the stars in the summer. The dining room then leads to the living room, a cosy and airy space ideal for relaxing and enjoying the view over the garden.



Upstairs

Upstairs, the stylish modern design continues with crisp white walls and fresh grey flooring throughout. The upper floor landing has the additional benefit of built in storage and leads to four double bedrooms and family bathroom. The principal room is a generous double bedroom with built-in storage and ensuite shower, comprising shower cubicle, vanity unit with wash basin and W.C. Bedrooms two and three are both good sized double bedrooms, ideal for children's bedrooms, also benefitting from built in storage. Bedroom four is another double bedroom with pleasant views over the garden, ideal for guest accommodation or a nursery. The family bathroom is situated between bedrooms three and four, comprising a panelled bath with shower over, and W.C.



The Garden

Outside, the maintainable and enclosed rear garden is laid to lawn and provides a safe place for children and pets to play. There is plenty of scope to landscape to your tastes. The front of the property provides ample parking, and a pathway nearby leads to the open countryside, ideal for dog walks. The integral garage has light and power, ideal as a workshop, storage space or secure vehicle storage.

This property is located in Bitchams Mead, Bere Regis. Bere Regis is a quiet, small village surrounded by rolling countryside whilst being close by to Dorchester, with easy transport links. Nearby there is the historic Iron Age Woodbury Hill with remains of a medieval chapel, as well as Bere Stream, Royal Oak Pub, and plenty of walks to enjoy. It is ideal for families looking to raise children away from the busy cities and towns, and those looking to slow down and enjoy the green, English countryside.

Viewing is highly recommended.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Kitchen/Dining Room 24'2" max x 19'8" max

Living Room 14'11" x 12'5"

Utility 8'4" x 5'1"

WC

Study 8'4" x 7'7"

Garage 17'2" x 8'4"

Bedroom One 12'0" x 10'5"

Ensuite

Bedroom Two 12'10" x 9'4"

Bedroom Three 10'0" max x 9'1" max

Bedroom Four 10'9" x 9'4"

Bathroom

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. There's planning permission to convert the garage in an annex, see planning application: P/VOC/2023/01328

Property type: House

Property construction: Standard

Mains Electricity

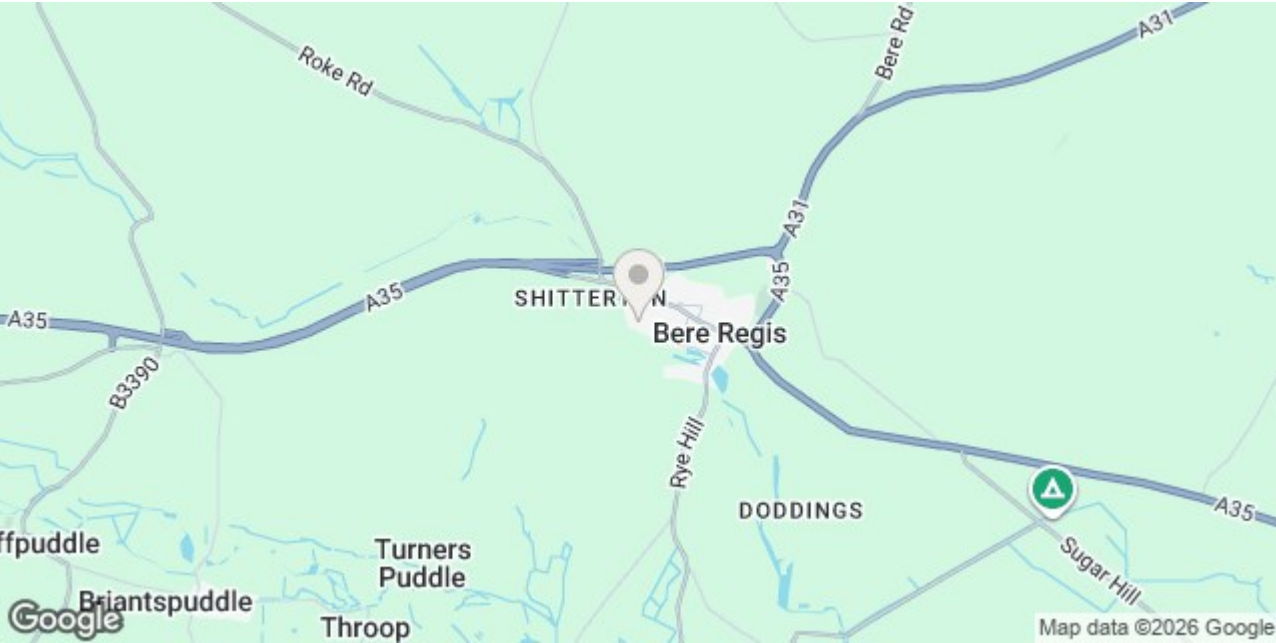
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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.





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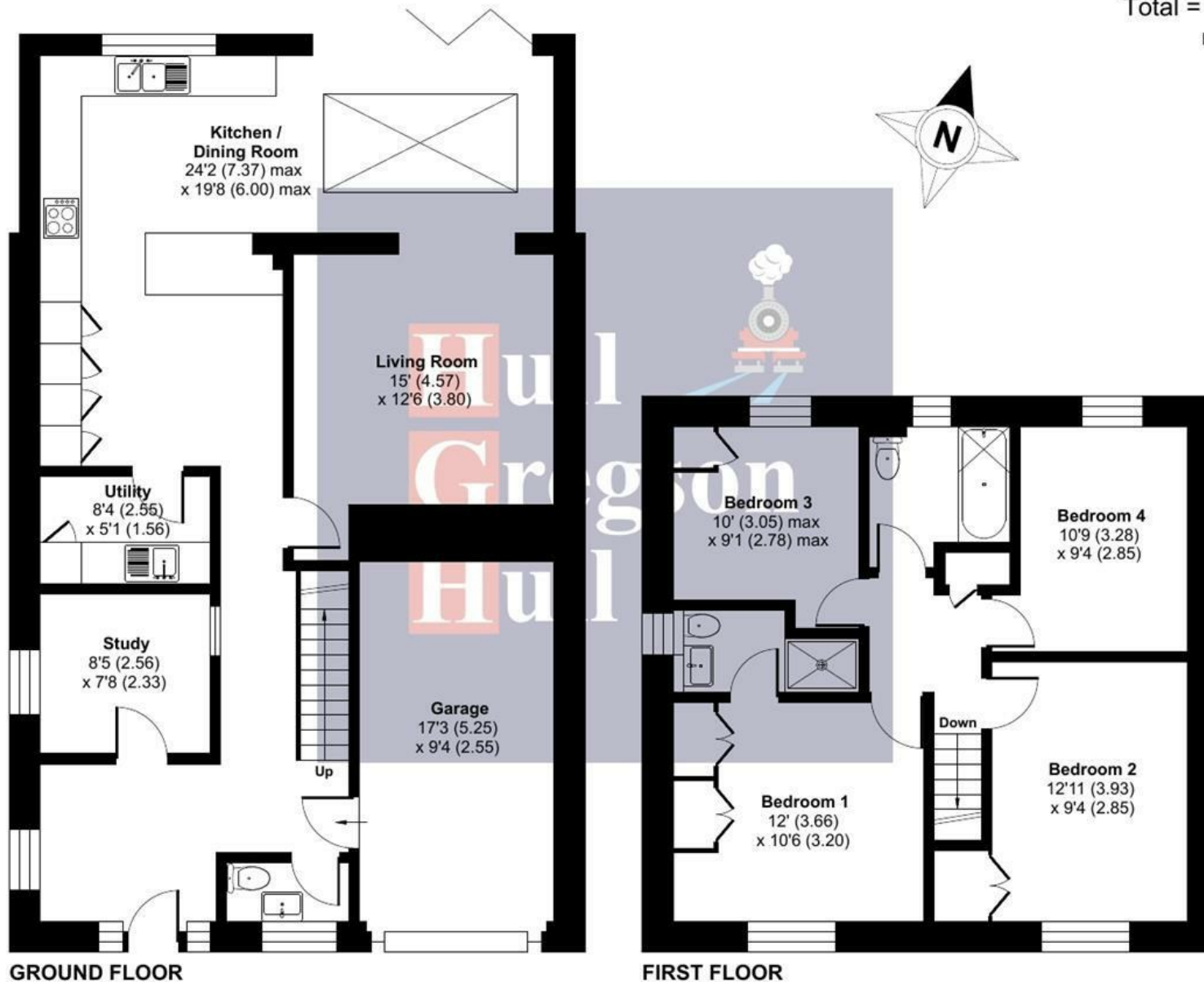
Bitchams Mead, Bere Regis, Wareham, BH20

Approximate Area = 1407 sq ft / 130.7 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1568 sq ft / 145.6 sq m

For identification only - Not to scale





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