



BERE REGIS | West Street

DOMVS

BERE REGIS | West Street

INSIDE

Welcome to Stanbarrow Farmhouse, which stands proudly in the heart of the lovely village of Bere Regis. The original part of the farmhouse is understood to be approximately 200 years old, and the house has many of its lovely original features. Stepping into the light HALLWAY you can feel the history as the house welcomes you in.

The statement DRAWING ROOM is charming and light floods through from the front and rear. Just down 2 steps and you find yourself in a pretty STUDY AREA which overlooks the glorious back garden. The DINING ROOM sits on the other side of the hallway and is a superb and substantial room for formal dining - what a fabulous room for family meals. Then into the KITCHEN with its wonderful farmhouse feel, it is large and welcoming, and you can just imagine gathering here with family and friends and then wandering through to the sunny GARDEN ROOM. On this level there is a very useful and good-sized CLOAKROOM and under a STORM PORCH from a rear access, you will find a very convenient LAUNDRY ROOM.

OUTSIDE

The south facing TERRACE, is perfect for sitting out and soaking up the sun. You are surrounded by traditional cottage garden flowers and shrubs - a garden well-tended and a delight to be in.

Roses climb the old garden walls, and a doorway tantalises you to enter into your very own secret WALLED GARDEN.

In the HALLWAY, stairs rise to the FIRST FLOOR LANDING and the very generous bedroom accommodation. The PRINCIPAL BEDROOM is substantial, light and has a good sized EN-SUITE SHOWER ROOM. There is a large window to the front and a built-in wardrobe. BEDROOM 2 is an equally substantial double room with windows to the front and side and a built-in wardrobe. BEDROOM 3 is another large double bedroom with window overlooking the side garden. At the end of the landing is BEDROOM 4 another double room which overlooks the garden. From the landing there are two steps down to the generous FAMILY BATHROOM, which has a bathtub and a separate shower cubicle.

Rose beds surround a lawn and there is a perfect seating spot in the sunny corner.

On a practical note, there is a GARAGE and a PARKING SPACE.







"We've really enjoyed the garden, the privacy and quietness is unusual, but it is great being so close to everything in the village. We have had some super drinks parties, with people spilling out into the garden from the farmhouse kitchen".







BERE REGIS | West Street

Property Highlights

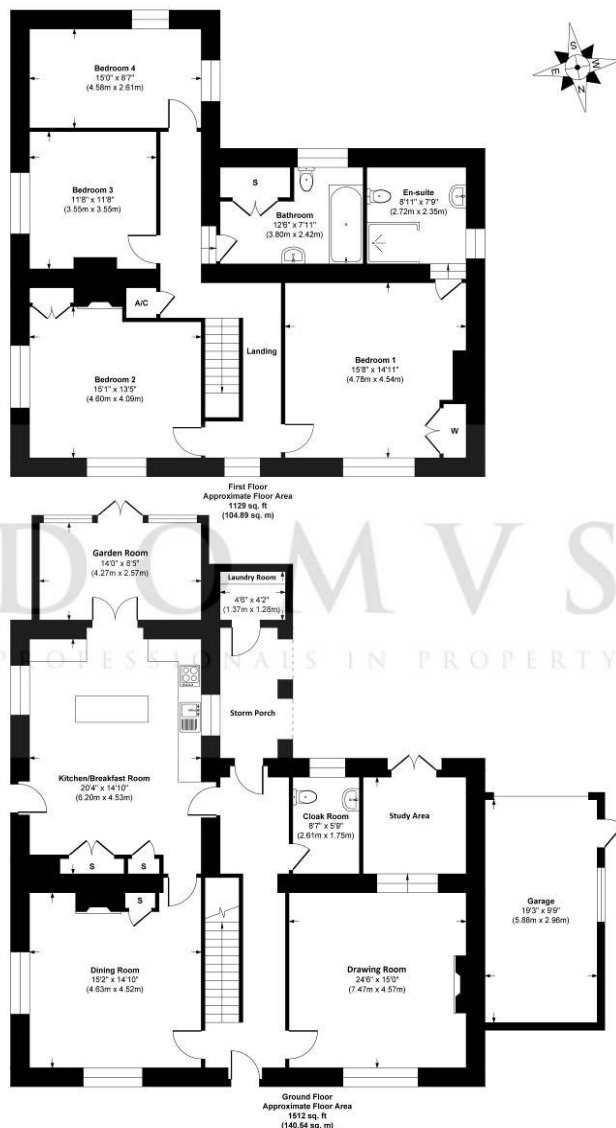
- Located in the heart of Hardy's Dorset
- Semi-rural village location
- Delightful, mature, walled, south facing garden
- Close to walks and bridlepaths
- Four double bedrooms
- Garage and parking
- Good broadband speed



Location

This impressive home sits within the village of Bere Regis, which is located in the heart of Hardy country. The property itself is walking distance to the newly revamped village shop and post office, the church and both public houses. The village has some spectacular walks along the river and through Mays Wood. There is a primary school in the village and the catchment is for the highly commended Lytchett School. The main line stations from nearby Wareham, Wool and Dorchester are to Waterloo and Bristol respectively. A short drive will get you to the sandy beaches at Studland, Swanage and Weymouth, and the spectacular Jurassic coastal views that Durdle Door and Luworth Cove have to offer.

West Street, Bere Regis, Dorset, BH20



Approx. Gross Internal Floor Area 2641 sq. ft / 245.43 sq. m

© Domvs 2022. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Use [what3words.com](https://www.what3words.com) to accurately navigate to the exact spot. Search using these three words:
guises.rocker.repeating

Local Authority

Dorset (Purbeck) Council. Tax band F.

Services

Mains drainage, electricity & gas.

Broadband

Standard (up to) 18 Mbps download 1 Mbps upload | Superfast (up to) 67 Mbps download 14 Mbps upload.

Mobile Phone Coverage

Indoor | EE, Three, O2 (voice only) Outdoor | EE, Three, O2 & Vodafone.

Tenure

Freehold.

Contact DOMVS Wareham: 01929 555300

IMPORTANT NOTICE: DOMVS and their Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building

Regulation or other consents, and DOMVS have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

DOMVS is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

