



April Cottage

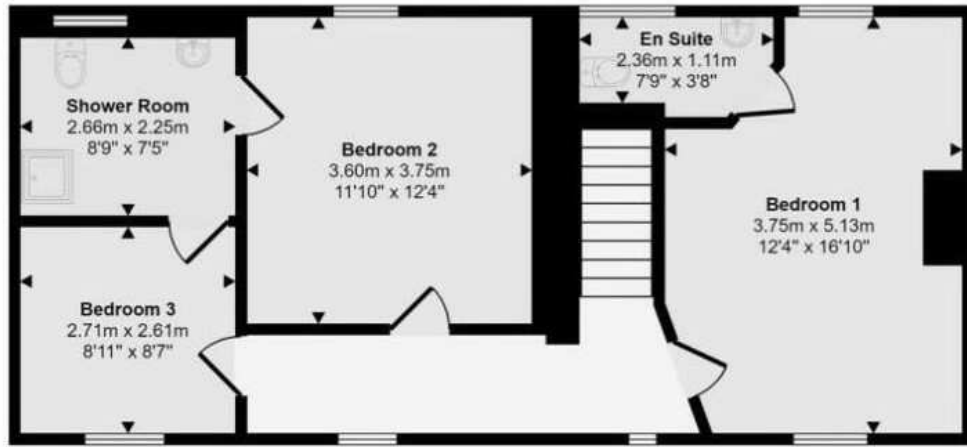
Bere Regis

BH20 7LH

Exquisitely Renovated & Characterful 3 Bedroom Quintessential Cottage tastefully fitted in sought after Village location – manicured wrap around Front & Rear Garden, generous Parking and a thatched Garage ideal for conversion to ancillary accommodation.

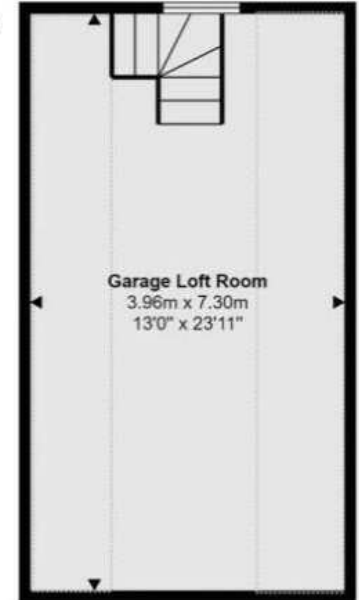
Guide Price £710,000

ALBURY
& HALL

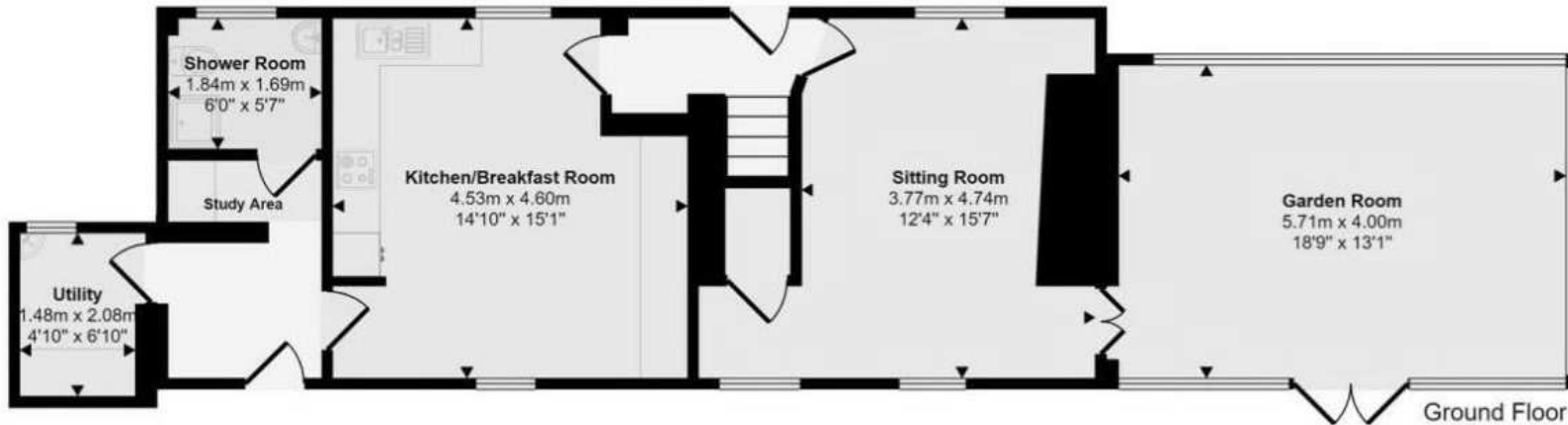


First Floor

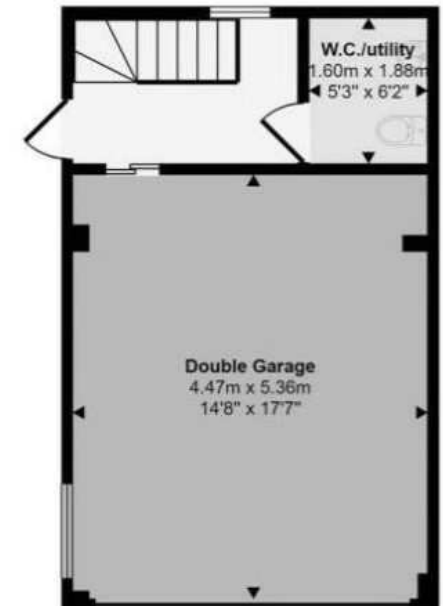
Denotes head height below 1.5m



First Floor



Ground Floor



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

BERE REGIS IS A CHARMING RURAL VILLAGE ON THE EDGE OF WAREHAM FOREST,
BEING WELL POSITIONED TO ACCESS THE COUNTY TOWN OF DORCHESTER AND
BEACHES OF POOLE HARBOUR.



Located within the rural village of Bere Regis with its abundance of amenities including Church, several Pubs, village shop and schools, positioned adjacent the watercress meadows and surrounding protected land, with Wareham forest and Poole Harbour beyond, sits the pretty and substantial April Cottage.

APRIL COTTAGE is a detached 3 Bedroom family home, traditionally built with Cobb and having been newly refurbished from the current owners. Offering a large private driveway, a beautifully manicured wrap-around garden, good size bedrooms, characterful cottage-style Kitchen, separate Living Room plus a Garden Room — offering spacious living to suit most families. The property also benefits a pretty thatched 2-storey double garage — lending itself as ancillary accommodation either for teenagers, guests or potential conversion for Airbnb income.



ALBURY
& HALL

ENTRANCE—The property is provided access from the pretty garden giving the first glimpses of the manicured lawns and rural setting, with a stone path leading to the characterful front Stable Door. The Hallway creates a cottage feel with tiled flooring leading through to the principal rooms

KITCHEN - DINING—The cottage-style Kitchen has been beautifully fitted with an array of wooden units and surfaces to include a double oven, electric hob, built-in Fridge/Freezer and Dishwasher. The Kitchen offers ample space for a full Dining Table and chairs, plus benefits from exposed beams and dual aspect windows for ample natural light.

LIVING ROOM is characterful and cosy room with a magnificent inglenook fireplace with beam fitted with a log burning stove. This is a spacious sitting room with beams overhead and dual aspect windows over the gardens.

GARDEN ROOM is a beautiful, light and spacious extension off the living room and a versatile additional reception room, with double doors opening out onto the garden beyond.

SHOWER ROOM—there is a useful shower room to this floor with walk-in shower, WC & sink

STUDY—a study area is provided adjacent to the Kitchen

UTILITY—a useful Utility room next to the back door and entrance hall, perfect for coats and boot storage too.



This cottage offers good headroom to all the bedrooms, in neutral tones and cottage-style doors.

Bedroom 1 is a lovely and spacious double room in neutral tones with dual aspect windows overlooking the garden and countryside beyond. There is a built-in wardrobe rail plus ample space for additional storage. The Ensuite is fitted with sink & WC.

Bedroom 2 is to the front of the house and also of a generous size as a double room with ample space for bed and other bedroom furniture.

Bedroom 3 is also double in size with views over the pretty rear garden.

BATHROOM—the refurbished Bathroom is of a good size fitted with a walk-in Shower, range of built-in vanity units, sink & WC.



To the outside, the property offers a fantastic garden that wraps around the plot. The garden is well-designed being mostly laid to lawn, bordered with mature trees, flower beds and shrubs. The interesting garden includes patio seating areas with paths that lead up to a raised vegetable garden offering elevated rural views across the watercress meadows and countryside beyond. There is a covered Pergola seating area with lighting next to a built-in BBQ.



To the rear of the property is the spacious gravel driveway offering parking for several vehicles plus a campervan or boat.

There is also the pretty thatched detached, 2-storey double garage which is currently utilised as a garage with power and light etc—but could readily lend itself to ancillary accommodation. The current owners have already installed a shower room facility fitted with WC and sink, (with plumbing for shower to be installed), plus a proper staircase to the 1st floor where there is ample headroom for an entire suit. This could readily be a self-contained Annexe provided its own entry and private access by the 5 bar wooden gate and with its own garden area.





Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

**ALBURY
& HALL**

Registered in England & Wales Company No. 14528884 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.