



## Meadowside, 4 The Green, Bloxworth, Wareham BH20 7EX

A beautifully appointed individually designed country house set in this highly sought after village, overlooking designated open green space, located within easy reach of Poole, Bournemouth and Wimborne Minster.

**EPC: 69 Council Tax Band: F Price: £895,000 Freehold**

 **5**  **3**  **2**









## Key Features

- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS INC MASTER EN SUITE
- LIVING ROOM WITH FIREPLACE AND WOODBURNER
- WELL APPOINTED KITCHEN/BREAKFAST ROOM WITH ISLAND
- DINING ROOM
- OIL FIRED HEATING
- DOUBLE GARAGE AND ELECTRIC CAR CHARGING POINT
- BEAUTIFUL SOUTH WEST FACING GARDEN
- VILLAGE LOCATION
- MUST BE VIEWED!

## The Property

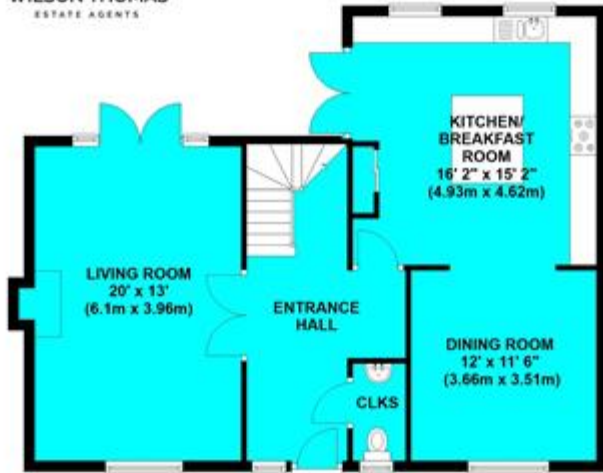
A truly wonderful opportunity to acquire a beautifully appointed country house set in the ever sought after village of Bloxworth. Forming part of a small, high quality development, overlooking designated open green space, Meadowside has been in the same ownership since construction in 2004 and is a much loved family home.

Spacious well planned ground floor accommodation to include a good size reception hall, superb living room with full height fireplace and wood burning stove, beautifully appointed high quality kitchen with granite worksurfaces and feature island, in addition to a dining room.

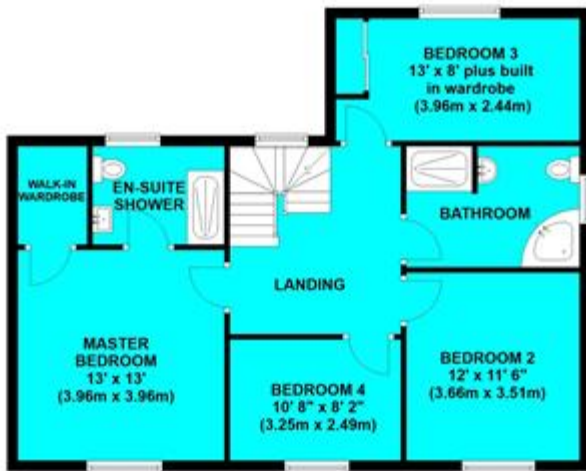
On the first floor there are four excellent bedrooms. Of particular note is the master bedroom suite with a walk in wardrobe together with en-suite shower room. By way of a bonus, there is a second floor providing bedroom 5/media room together with a well appointed additional family bathroom. There is excellent storage throughout whilst there is a networked speaker system in the kitchen, dining room and master bedroom.

Externally, there is a double garage, together with electric car charging point, whilst the formal gardens are beautifully maintained, facing south west and having a large level lawned area bordered by a variety of shrubs. There is an extensive patio decked entertaining area. A truly wonderful house worthy of early viewing.

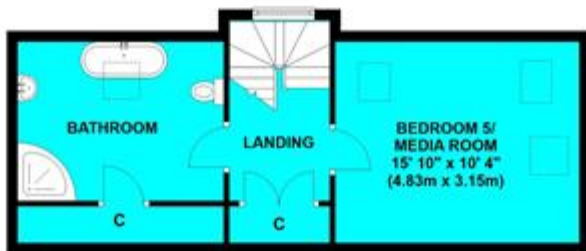
**Ground Floor**  
Approx. 74.6 sq. metres (802.7 sq. feet)



**First Floor**  
Approx. 74.6 sq. metres (802.8 sq. feet)



**Second Floor**  
Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 190.4 sq. metres (2049.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(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	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk