



**MEYERS**  
MOVING BEYOND EXPECTATIONS



**Water Meadow Lane**

Wool, BH20

£775,000

An impressive Grade II listed barn conversion, situated at the end of a quiet no through lane close to open fields with both riverside and countryside walks. This property offers a wealth of living accommodation with up to four bedrooms with three bathrooms. The heart of the property boasts a generous kitchen breakfast room which flows through into both a bright and airy sun room and dining room. To the first floor the property benefits with a spacious lounge area with feature vaulted ceiling. The property benefits with a hardwired sound system throughout. Outside the property enjoys a generous private garden with double garage and ample driveway parking. This substantial property enjoys easy access to the main line rail link direct to London Waterloo and is within a few miles of The World Heritage Jurassic Coastline to include both Lulworth Cove and Durdle Door and endless coastal walks.

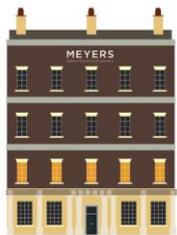


# Water Meadow Lane

## Wool, BH20

### Summary of Features

- > Spacious Barn Conversion
- > Semi Rural Location Along A No Through Lane
- > Generous Living Accommodation
- > Four Bedrooms
- > Up To Four Reception Rooms
- > Three Bathrooms
- > Generous Garden With Double Garage
- > Close To Open Countryside And Riverside Walks



#### Sun Room

11' 10" x 8' 6" (3.60m x 2.60m)

Feature clear roof allows the light to flood in, area for dining table, front aspect double doors leading out onto patio area, rear stable door, tiled floor, double doors leading through into kitchen breakfast room.

#### Kitchen Breakfast Room

26' 3" x 16' 4" (8.00m x 4.99m)

Leading through from the sun room leads into the generous kitchen breakfast room, feature full length window looking out onto garden, range of free standing units with ceramic sink with mixer tap and wooden work surface over, space and plumbing for dish washer, centre island with circular sink with drainer with mixer tap over, feature brick built alcove with wooden mantle over, space for range cooker, ceiling spotlights, tiled floor, area for kitchen table for dining and entertaining, doors lead through into dining family room.

#### Dining Room

18' 8" x 16' 4" (5.70m x 4.98m)

Feature full length front aspect window, two rear aspect windows, ceiling beam, wooden flooring, ceiling spot lights.

#### Entrance Hallway

Front door leads through into the entrance hallway with feature split level stairs to the first floor, ceiling spotlights, roof light window, door leading through into Jack and Jill ground floor bathroom, door leading through into reception room/bedroom four and dining room.

#### Reception Room / Bedroom Four

16' 4" x 10' 7" (4.98m x 3.22m)

Dual aspect windows, ceiling beam, ceiling spotlights, wooden flooring, door leading through into bathroom.

#### Ground Floor Bathroom

7' 3" x 5' 7" (2.21m x 1.69m)

Feature enclosed bath with telephone handset mixer tap over, low level WC, pedestal wash hand basin, ceiling spotlights.

#### Utility Room

7' 10" x 7' 3" (2.40m x 2.20m)

Front aspect window, ceramic sink with mixer tap over with tiled splash back, area for white goods, coat and boot storage.

#### Cloakroom

5' 7" x 5' 1" (1.70m x 1.54m)

Low level WC, pedestal wash hand basin, ceiling spot lights, ceiling extractor, towel rail.

#### First Floor Landing

Stairs lead to the first floor bedrooms and first floor sitting room.

#### Sitting Room

21' 8" x 16' 11" (6.61m x 5.16m)

Feature vaulted ceiling, exposed brick feature wall with open fire grate, dual aspect windows looking out onto garden, roof light windows allowing the light to flood in, ceiling beams, wooden flooring.

#### Master Bedroom

16' 4" x 14' 8" (4.99m x 4.47m)

Front and side aspect windows, vaulted ceiling with beams, wall lighting.

#### Dressing Room

10' 4" x 8' 0" (3.16m x 2.44m)

Feature roof light window, door leading through into bathroom.

#### Bathroom

10' 4" x 8' 4" (3.16m x 2.55m)

Large shower cubicle with mains fed shower over, double end bath with telephone handset mixer tap over, pedestal wash hand basin, low level WC, bidet, towel rail, roof and side aspect window, ceiling spot lights.

#### Bedroom Two

15' 4" x 8' 11" (4.67m x 2.71m)

Side aspect window, roof light window, ceiling beam, wall lighting.

#### Bedroom Three

11' 2" x 8' 0" (3.41m x 2.45m)

Rear and side aspect window, ceiling beams, wall lighting.

#### Shower Room

9' 11" x 4' 11" (3.01m x 1.51m)

Fully tiled shower cubicle with mains fed shower over, low level WC, pedestal wash hand basin, roof light window, ceiling spotlights, ceiling beams.

#### Garden

Wooden five bar gate leads to sweeping driveway which leads into the generous garden which is cleverly designed to accommodate a variety of varying mature planting and lawn areas with a mixture of seating areas, garden path leads to an enclosed BBQ garden lodge, garden path leads back to driveway and double garage.

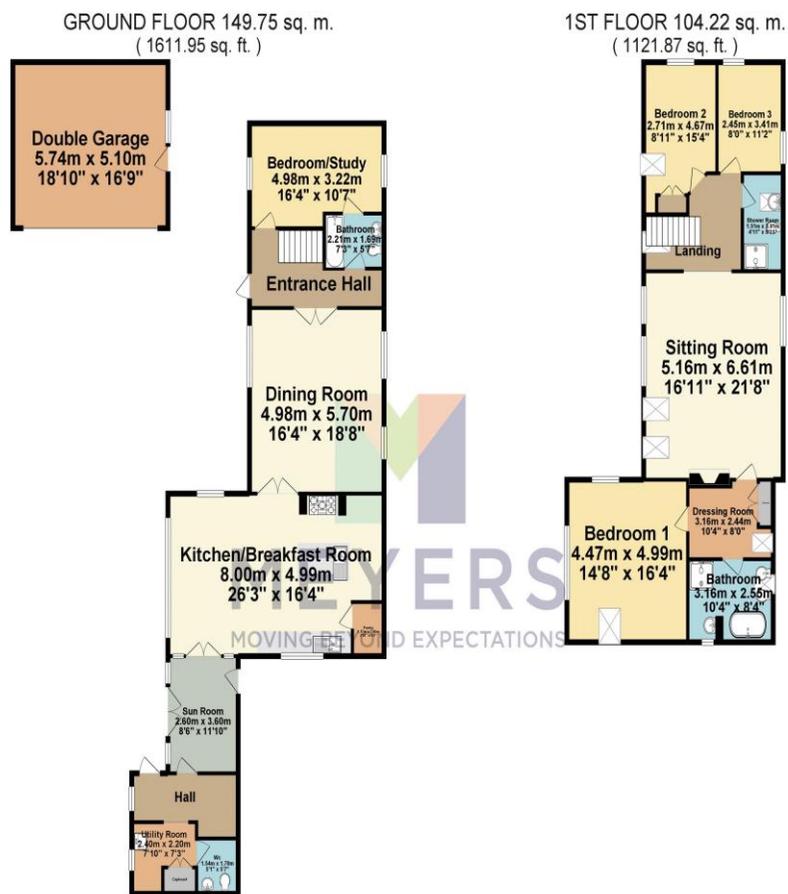
#### Double Garage

18' 10" x 16' 9" (5.74m x 5.10m)

Up and over electric door, pedestrian side aspect door and window, complete with power and light, first floor storage area.

#### Driveway Parking

Wooden five bar gate leads to gravel driveway for several vehicles, driveway leads to double garage.



TOTAL FLOOR AREA: 253.96 sq. m. (2733.81 sq. ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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### Directions

From Wool Train Station continue over rail crossing onto the A352 towards Wareham, Turn First Left onto East Burton Road, Follow for 0.5 Miles, Turn Right onto Water Meadow Lane, follow and at grass triangle in road keep right, Destination is on the Right.

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