



**FERMAIN LODGE, 7 NEWFOUNDLAND CLOSE, WORTH MATRAVERS
£830,000**

This modern detached bungalow is situated in a small residential cul-de-sac on the eastern outskirts of the picturesque village of Worth Matravers, adjacent to open country. It was built in 1988 by the current owner and has external elevations of natural Purbeck stone.

Fermain Lodge stands in a large, landscaped garden and boasts spacious and versatile accommodation with in-and-out driveway leading to the integral garage and additional parking. There is considerable scope to create rooms with views of the English Channel by elevating the roof, subject to planning permission.

Worth Matravers stands on a headland about 1 mile from the sea and is nationally renowned for its scenic beauty. The area is particularly known as a haven for walkers and naturalists and has remained completely unspoilt over the years. Four miles to the East is the seaside resort of Swanage, and the market town of Wareham is some 9 miles distant, the latter having a main line rail link to London Waterloo (some 2.5 hours). Much of the area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 3LX**.



The light and spacious reception hall welcomes you to Fermain Lodge and leads to the sitting room, the first of two reception rooms. Beyond, the large living room faces South West and has an attractive Purbeck stone fire surround and double glazed casement doors opening to a paved patio and rear garden, further extending the entertaining space. The kitchen is fitted with an extensive range of contemporary units and integrated appliances.

There are three double bedrooms; the master bedroom is particularly spacious with twin South West facing windows, fitted wardrobes and over-bed storage and the benefit of a modern en-suite bathroom with shower. Bedroom two has a range of built-in wardrobes and drawers. Bedroom three is dual aspect, and is currently used as a further sitting room. A modern shower room completes the accommodation.

Fermain Lodge stands in extensive landscaped gardens of approximately a quarter of an acre. At the front a gravelled in-and-out driveway bounded by mature shrubs provides off road parking for several vehicles and leads to the integral garage. The semi-secluded South West facing rear garden is lawned with large paved patio area, mature shrub and flower borders, feature ornamental pond with water feature, greenhouse and two timber summerhouses, both with electric points.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			

Total Floor Area Approx. 127m² (1,367 sq ft)

