Brewery House
14 Pound Lane • Wareham • Dorset
BREWERY HOUSE

14 POUND LANE • WAREHAM • DORSET • BH20 4LH

A MOST HANDSOME AND SUBSTANTIAL LISTED GRADE II TOWN HOUSE WITH A LARGE GARDEN

ACCOMMODATION

Entrance hall • Reception room • Dining room • Sitting room • Kitchen/breakfast room • Laundry • Cellar • Wine store
Bedroom 1 • Dressing room • Bathroom with shower • Bedroom 2 • Bathroom with shower • Bedroom 3 • Kitchen • Dressing room
Car port • Large mature gardens • Disused Swimming Pool
SITUATION
Wareham is one of Dorset's loveliest market towns and is known as The Gateway to the Isle of Purbeck. Pleasantly situated between the rivers Piddle and Frome, Wareham became established as an important Cross Channel Port in Saxon times when the pretty quay would have been a busy place with ships arriving from the continent. The massive earth walls built around the perimeter in King Alfred's reign still survive in many places. Wareham offers an excellent range of amenities including an intercity train service, the journey to London (Waterloo) taking approximately 2¼ hours. The highly regarded Priory Hotel which dates from the 16th century fronts on to the River Frome and the Church of St Martin is one of the oldest in the county with parts dating from the early 11th century. The Isle of Purbeck is renowned for its magnificent scenery and rugged coastline which now forms part of the World Heritage Jurassic Coast. The larger towns of Poole (9 miles) and Bournemouth (13 miles) are within easy distance. Sporting facilities in the area include golf courses at Wareham, The Dorset Golf and Country Club and at the Isle of Purbeck. There is racing at Salisbury and Wincanton; hunting with the Portman & South Dorset Hunts. There are excellent shoots locally and both river and sea fishing. There are safe bathing beaches at Studland and Swanage (both approximately 10 miles) and a full range of water sports are within easy reach along the Dorset coast with a large sheltered harbour at Poole. There are excellent schools in the area including Canford, Bryanston, Clayesmore, Milton Abbey and Sherborne, together with a number of preparatory schools, good primary and secondary schools.

DESCRIPTION
Brewery House is a charming listed Grade II detached Georgian house, situated within the Ancient Town Walls of Wareham and abuts the site of the medieval castle and historically through the 1800's the house was the home of the head brewer to the adjacent Pantons Brewery (now apartments). The property has been in the same ownership since the mid 1970's and has spacious flexible accommodation arranged over two floors, however refurbishment will now be required throughout. This elegant house has rendered elevations under a slate roof and classic symmetrical proportions with large sash windows providing lots of light. Inside there is a large family kitchen and a particularly charming drawing room overlooking the gardens. On the first floor depending on the preferred configuration there are 6/7 bedrooms.
**Outside**
From Pound Lane there is access at the side of the property to a partially roofed parking area with space for numerous vehicles and access through to the garden. To the rear the large and attractive mature gardens face in a southerly direction, with enclosed boundaries and pedestrian access to the lane. The gardens are mostly laid to lawn, with some lovely mature tress and shrubs throughout and a large terrace to the rear of the house. On the western boundary is a dis-used swimming pool.

**Accommodation**
Please see floor plans.

**Directions (BH20 4LH)**
Heading south through Wareham proceed through the traffic lights at the cross roads and turn right after about 300 yards into Pound Lane. Brewery House is on the left hand side.

**Services**
All mains services are connected.

**Local Authority**
Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP.

**Viewing**
Strictly by appointment with Savills and Bullock & Lees.
Brewery House, 14 Pound Lane, Wareham, BH20 4LH

Gross Internal Area (approx) = 405.8 sq m / 4369 sq ft
Basement Level = 42.6 sq m / 458 sq ft (Including Cellar)
Total = 448.4 sq m / 4827 sq ft
For identification only. Not to scale.

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