



# Pack & Penny House, Butt Lane, Bere Regis, Wareham, Dorset. BH20 7HZ

- Detached Family Home
- Four/Five Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Large Driveway and Integral Garage
- Delighted Rear Garden



## PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this beautiful detached family home presented in immaculate condition throughout, in a peaceful and highly sought-after village location.

Pack and Penny House derives its intriguing name from the local Woodbury Fayre, held every September. At the end of the bustling week, everything was "packed" up and sold off for a "penny," a charming link to the history of Bere Regis.

Since 2016, the house has been meticulously remodelled and refurbished to an exceptionally high standard and equipped with modern technology and gadgets, showcasing a thoughtful and precise approach throughout.

Set back from the road, the property features a large, attractive shingle driveway with ample parking for several vehicles. Ascend the Portland Stone steps into the hallway, where the quality is immediately apparent with oak flooring, doors, and a bespoke staircase. The study or ground floor bedroom 5 offers plenty of workspace and a good internet connection. A handy cloakroom features mosaic tiled flooring and bespoke storage. The generous sitting/dining room has a contemporary log burner as a focal point and doors that open to the rear garden. The kitchen is a home chef's dream, boasting bespoke hand-crafted sliding larder cupboards, Miele appliances—including a dishwasher, 5-ring induction hob, oven, combi microwave, and hot drawer—and a large Liebherr fridge. The kitchen sink includes a Quooker hot water tap and a waste disposal unit, making this space exceptionally well thought out.

The oak staircase lead to three generous double bedrooms and a family bathroom with recently fitted suite and a demisting mirror. The principal bedroom features a charming Juliet balcony with far reaching views towards Black Hill and an ensuite fitted to a high specification. The main bedroom also benefits from a modern air conditioning unit.

Outside, the large gravel frontage has electric gates leading to ample parking for numerous vehicles, including motorhomes or boats. The driveway leads to the integral garage, which has a utility area at the rear and an electric roller door.

The rear garden is very private, acting as a suntrap. It features an artificial lawn and lovely sustainable decking made from maintenance-proof materials. This elevated area offers wonderful views. The summer house sits discreetly in the corner with mosaic flooring and dusk-to-dawn external lighting. With internal power and cladded walls, it provides a delightful space to enjoy the garden and beautiful rural views.

An additional work pod, complete with power and internet connection, perfect for those working from home, is available for separate purchase.

This stunning property needs to be viewed internally to be fully appreciated - book your appointment today by contacting Mursells Estate Agents.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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