



Wareham Cottage
High Street, Corscombe, Dorchester, Dorset

Wareham Cottage

High Street, Corscombe, Dorchester,
Dorset DT2 0NZ

Delightful Grade II listed cottage that has been sympathetically improved whilst retaining many period features

Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room,
Three bedrooms, Bathroom

Double Carport, Shed, Wood Store, Garden

Situation

Wareham Cottage is situated close to the centre of this thriving village set amidst beautiful undulating countryside. Corscombe is a conservation village in an area designated as being of 'outstanding natural beauty'. The village has amenities including a parish church and the popular Fox Inn public house. The nearby villages of Halstock, Evershot and Cattistock have further facilities including primary schools, shops and pubs and in Evershot the renowned Summer Lodge hotel. The towns of Sherborne, Yeovil, Beaminster, Crewkerne and Dorchester each provide an excellent variety of shopping, educational, recreational and cultural facilities with mainline railway stations available at Yeovil, Crewkerne and Sherborne from the West Country to London Waterloo. The A303 can be joined to the north of Yeovil and this provides a route to London/Home Counties along the A303 to the M3/M25. Independent schools in the area include Millfield, Perrot Hill, Sherborne School for Girls, Sherborne School for Boys and Leweston. Sporting facilities in the area include golf at Bridport, Yeovil, Sherborne and Dorchester; water sports on the nearby Sutton Bingham Reservoir or the Dorset coastline to the south at Weymouth or West Bay. There is also horse racing at Wincanton, Exeter or Bath.

Description

The cottage dating from 1700 is built of local stone under a thatched roof. The period features include: exposed beams, window seats, an inglenook fireplace and a further stone fireplace.

The accommodation is comprised of hall with under stairs cupboard, triple aspect sitting room with fireplace and woodburner, cupboards, double aspect dining room with inglenook and woodburning stove (heating the water and radiators) triple aspect kitchen with wood effect, ceramic floor and wall mounted units with timber worktops. Belfast sink with mixer taps, part tiled walls, large 'island' with cupboards and wooden worktop. The built in kitchen appliances include a Lamina dishwasher, washing machine, wine fridge, Belling three oven electric cooker with touch hob and free standing John Lewis style fridge freezer are included.



Stairs lead up to the first floor with landing, three bedrooms and a generously proportioned bathroom.

Outside

Oak frame double carport, ample parking and gardens mainly laid to lawn.

Accommodation

Please see floor plans.

Directions

Going towards Crewkerne on A356 and after turning on left to Beaminster. Take the second right hand turn to Corscombe and proceed down Hackney into village. Turn right on to the High Street and Wareham Cottage can be found on the right behind black railings passed Manor Farm.

Services

Mains water, electricity and drainage. Oil fired central heating. Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

West Dorset District Council. South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel 01305 251010.

Planning

Grade II Listed.

Council Tax

Band E.

Viewing

Strictly by appointment with Savills.



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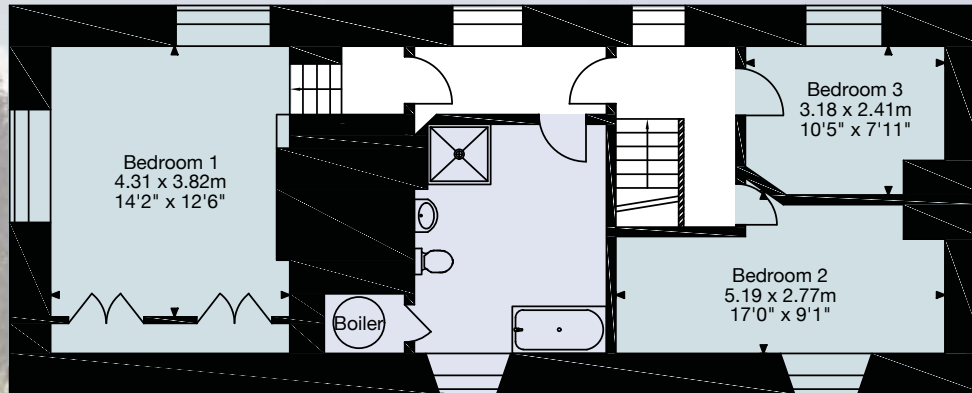
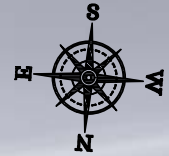
Gross internal area (approx)

Main House 144 sq m/1,550 sq ft

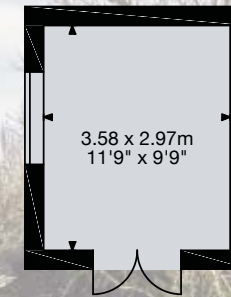
Outbuildings 13 sq m/139 sq ft

Carport 29 sq m/312 sq ft

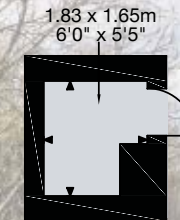
Total Area 186 sq m/2,001 sq ft



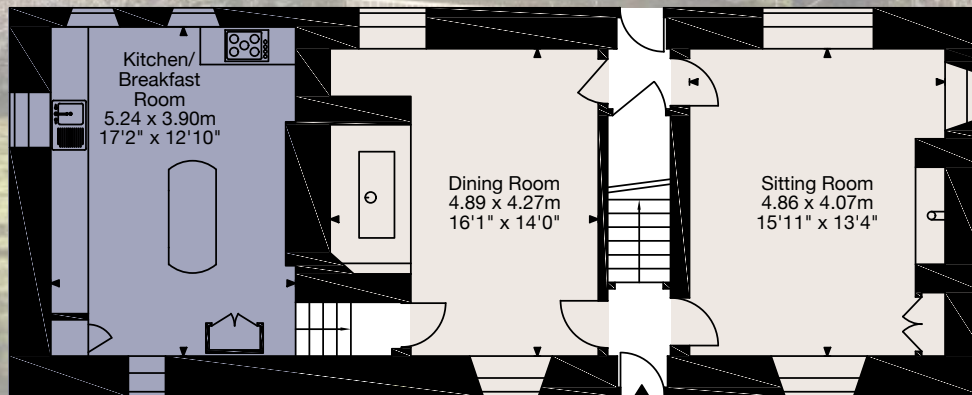
First Floor



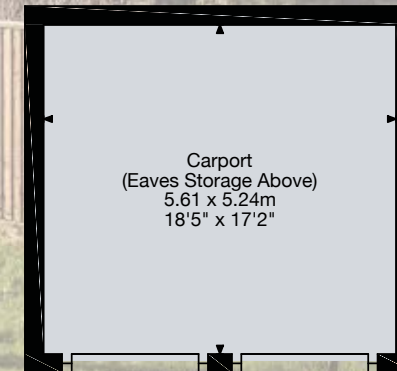
Shed



Wood Store



Ground Floor



Carport

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