

BUCKNOWLE COTTAGE

BUCKNOWLE • DORSET



savills

BUCKNOWLE COTTAGE

BUCKNOWLE • WAREHAM • DORSET • BH20 5PQ

**A CHARMING PERIOD COTTAGE, EXTENDED AND MODERNISED, AND
ENJOYING SPECTACULAR VIEWS ACROSS FARMLAND AND CORFE
COMMON**

ACCOMMODATION

Entrance Porch • Entrance vestibule • Sitting room with fireplace and log burner • Dining room/Bedroom 5
Study • Large open plan kitchen/breakfast room with Aga • Rear hall with cloakroom, utility room and boot room
Main bedroom with en suite bathroom • Three further double bedrooms • Family bathroom and WC

Long driveway and extensive parking area • Secluded gardens plus an area of natural woodland

About 2 acres in total



savills

Savills Wimborne

Wessex House, Wimborne
Dorset, BH21 1PB
jmorten@savills.com
01202 856800



SITUATION

Bucknowle is a small hamlet about a mile from Corfe Castle. This historic and picturesque village sits in the heart of the Purbecks, and is renowned for its imposing castle ruins and charming stone cottages. Within the village are amenities including a church, village shop, tea rooms, and several pubs and hotels. The village of Church Knowle, in the opposite direction, is about 0.8 of a mile and has a popular local pub, The New Inn. The cottage overlooks farmland that adjoins Corfe Common, a landscape understood to date from the Middle Ages, a haven for wildlife and the largest area of common land in Dorset. The seaside town of Swanage with sandy beaches and day to day shopping needs is about 7 miles, and the Saxon market town of Wareham with train station to London Waterloo is about 5 miles. The UNESCO World Heritage Jurassic Coast starts at Studland beach, about 6 miles drive, and offers beautiful coastal and cliff walks. The Isle of Purbeck Golf Club lies on the road to Studland and there are many fine courses in the wider area. Poole Harbour, the second largest natural harbour in the world, is famous for its sailing and many other watersports.

DESCRIPTION

Bucknowle Cottage is a charming period cottage occupying a truly delightful location. The property was originally built in 1863 as an estate cottage for the Encombe Estate, now the Scott Estate. The current owners remodelled and considerably extended the cottage about 16 years ago to provide a large open plan kitchen/ dining room with additional bedrooms and bathrooms above. The pleasing elevations are of whitened brick and render under a mainly slate roof, with the original part of the cottage featuring diamond paned leaded light windows. There is oil fired central heating. The property enjoys truly breathtaking views across adjoining farmland and Corfe Common towards Kingston and Kimmeridge, which can be enjoyed from most rooms in the house. The accommodation has generous room sizes, and a flexible layout that could be arranged to suit a purchaser's needs. A Gothic arched front door opens into the entrance porch and through into a vestibule with stairs to the first floor. The bright sitting room has double aspect windows including a bay window to the west, and an open fireplace with log burner. The separate

dining room could be used as a fifth bedroom. The large open plan kitchen/ dining room includes a good range of units including a central island, and an electric Aga, and there are French doors leading onto a breakfast terrace at the rear. Leading off are a useful study with fitted furniture, and a rear hallway, with door to the driveway and utility room, cloak room and boot room off.

OUTSIDE

The property is approached via a private unmade lane, shared with neighbouring properties. Bucknowle Cottage enjoys complete seclusion at the head of this lane and set down a long private driveway, which leads to a parking and turning area adjacent to the cottage. Planning permission was granted in 2007 and renewed in 2010 for the erection of a double garage and car port, however this has since lapsed. The main part of the garden slopes away to the south and west garden, laid to lawn with surrounding hedging. There is an attractive terrace, adjacent to the living rooms and kitchen, perfect for outdoor entertaining. At the rear is a further terrace surrounded by trees and shrubs.





Approached through a wooden gate is an area of natural woodland, ideal as an adventure playground for a growing family.

DIRECTIONS

From Wareham, take the A351 signposted to Swanage. After about five miles, entering Corfe Castle and just before the castle itself, turn right signposted to Church Knowle. After three quarters of a mile turn left signposted to Bucknowle Farm and Bucknowle House. Proceed down this unmade private lane and bear around to the right. Keep right and after passing a tennis court on the right, the entrance to Bucknowle Cottage is straight in front of you, denoted by a stone pillar.

POST CODE

BH20 5PQ

SERVICES

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

LOCAL AUTHORITY

Dorset Council - Purbeck

ENERGY PERFORMANCE

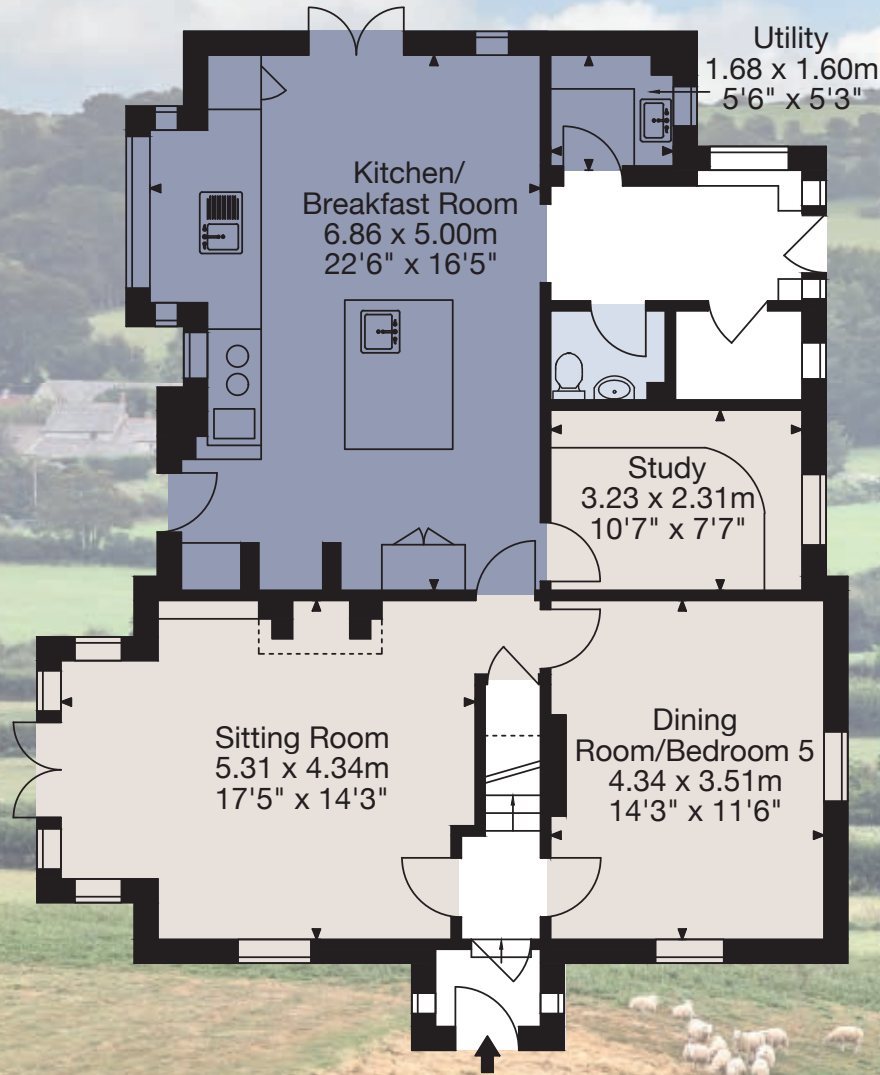
A copy of the full Energy Performance Certificate is available upon request.

VIEWING

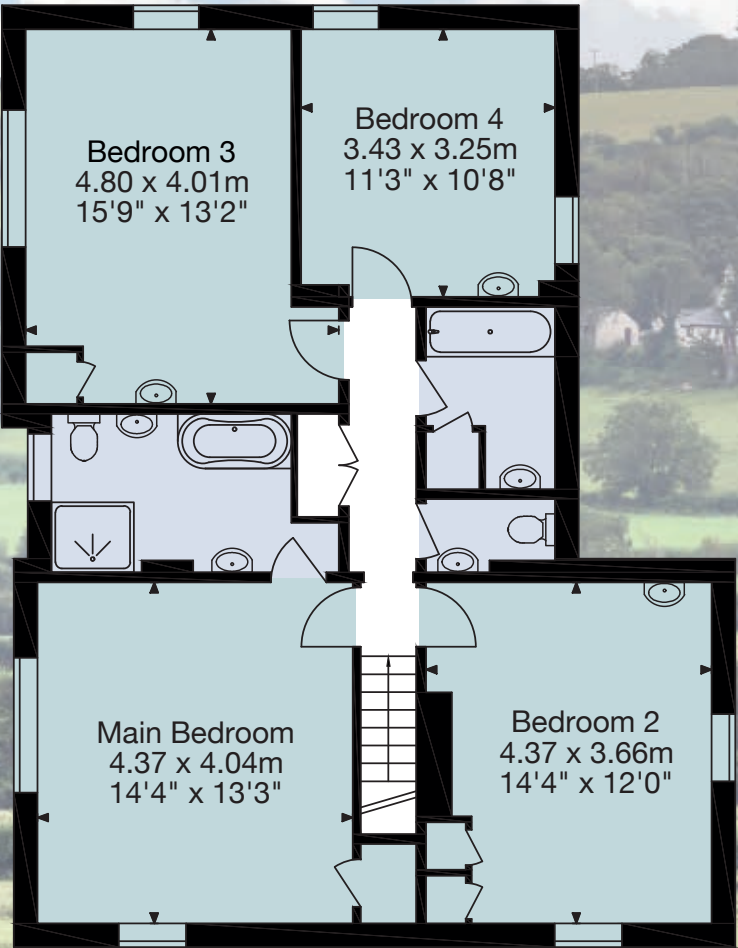
Strictly by appointment with Savills.



Bucknowle Cottage, Bucknowle, Wareham, Dorset BH20 5PQ
Gross Internal Area (Approx)
Total Area 180 sq m /1,941 sq ft



Ground Floor



First Floor

Important Notice: Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos taken 2021 13092021SB



SAVILLS.CO.UK