



WAREHAM COTTAGE

Corscombe, DT2 0NZ

Price Guide £645,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the charming village of Corscombe, near Dorchester, this delightful Grade 2 listed detached period house offers a perfect blend of character and modern living. With its inviting façade and well-maintained exterior, this property is sure to capture your heart. Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a formal dining space. The natural light that floods through the windows enhances the warm and welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The two bathrooms are thoughtfully designed, ensuring convenience for both family and guests alike. Outside, the property includes ample parking and a detached garage. The roof was rethatched in 2024 and there is part double glazing with heritage glass. The surrounding area is rich in natural beauty, with picturesque countryside views and a sense of community that makes Corscombe a desirable place to live. This period home is not just a house; it is a place where memories can be made. With its charming features and prime location, it presents an excellent opportunity for those seeking a tranquil lifestyle in a beautiful setting.

Situation

The local area*

4 x miles – Beaminster

7 x miles – Crewkerne (with a Waitrose & a direct train link to Waterloo)

11.9 x miles – Jurassic Coast

*Distances are approximate & sourced from Google Maps

The local area

Corscombe is a pretty village situated between Dorchester & Yeovil with an attractive village pub, active village hall, Church and children's play park. There are plentiful walks nearby but one of note is The Old Harrow Way (Common Lane); a Neolithic trackway dated by archaeological finds. The nearby market town of Beaminster is located a mere 4 miles south; offering a variety of shops, independent boutiques, restaurants and professional services.

Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating:

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



PROPERTY DESCRIPTION

Entrance Hall

Living Room

A splendid dual aspect room with stone fireplace with wood burner, window seat, radiator and exposed timber floor. Shutters to windows. This is a fantastic room to sit and relax after a long walk in the surrounding countryside.

Dining Room

A delightful room with deep inglenook fireplace with wood burner, exposed timber floor, window seat, dual aspect and shutters to windows.

Kitchen

A superb room with excellent range of Shaker style cupboards and drawers, deep glazed sink ,range cooker, plumbing for washing machine, fitted dishwasher and island unit with further cupboards and drawers. Timber work surfaces and tiled splashbacks. This the hub of the house around which family life will revolve.

Rear Lobby

Understairs cupboard

First Floor

Landing

Bedroom One

Radiator, book shelving and exposed timber floor.

En Suite Shower

Suite comprising double shower, hand basin, low level w/c and radiator.

Bedroom Two

A charming dual aspect room with 2 sets of double wardobes and radiator.

Bedroom Three

Radiator and window seat.

Bathroom

Suite comprising deep roll edge claw foot bath, double shower, hand basin ,low level w/, 2 radiators and under floor heating.

Outside

5 bar gate leading to a gravelled parking area and Garage/workshop with concertina doors and hatch to loft space.

Gardens

Steps from the parking area lead to the gardens which comprise extensive lawns, terrace, kitchen garden and 2 garden sheds. There are rural from the rear.

To the front is a small gravelled are with a low stone wall topped with railings. The terrace is a great place to sit and enjoy alfresco dining with family and friends.

Material Information_

Additional information not previously mentioned

- Mains electric,water and drainage.
- Oil fired central heating
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

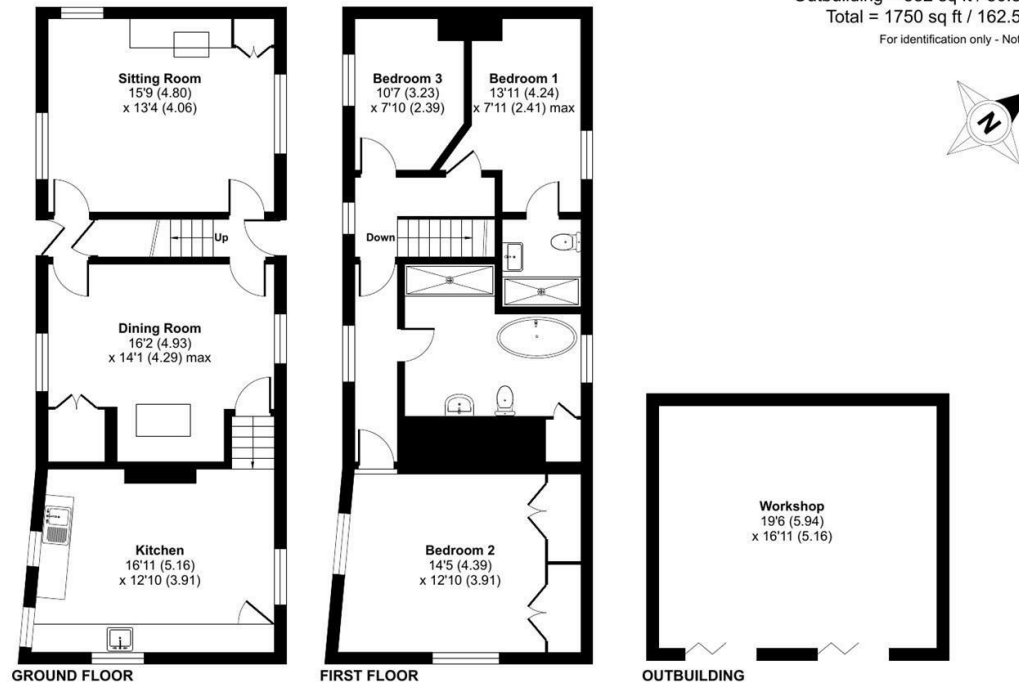
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

High Street, Corscombe, Dorchester, DT2

Approximate Area = 1418 sq ft / 131.7 sq m
 Outbuilding = 332 sq ft / 30.8 sq m
 Total = 1750 sq ft / 162.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1183148



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

