



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A QUINTESSENTIAL GRADE II LISTED, THREE BEDROOMED, THATCHED COTTAGE IN  
THE CENTRE OF AN IDYLIC DORSET VILLAGE  
WITH A DELIGHTFUL GARDEN, PARKING AND GARAGE  
NO FORWARD CHAIN.**



# Coombe Keynes, Dorset BH20 5PS

## PRICE £750,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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### Location:

The property is situated in the centre of the peaceful hamlet of Coombe Keynes. The village has a lively community and is also home to the historic Holy Rood Church, parts of which date back to the 13th century. It is roughly 2 miles south of the village of Wool which has two small shops, a pharmacy, bakers, butchers, hardware store, 2 primary schools and 2 petrol stations. It is a short drive from the iconic Lulworth Cove and not much further from Durdle Door, Worbarrow Bay and from Studland Bay. There are main line train stations at Wool and Wareham. The saxon walled town of Wareham has many facilities including its Quay with boat trips to Poole.

### Measurements:

Lounge	18'2" (5.56m) x 13'10" (4.24m) max
Dining Room	16'7" (5.07m) max x 13'9" (4.19m) max
Kitchen	19' (5.79m) x 12'4" (3.77m) max
Utility Room	4'7" (1.40m) x 4'3" (1.31m)
Bathroom	10'1" (3.09m) x 5'7" (1.70m)
Bedroom 1	12'11" (3.95m) max x 11'3" (3.44m) max
Bedroom 2	10'11" (3.34m) max x 8'2" (2.49m)
Bedroom 3	12'7" (3.85m) x 8'2" (2.50m) max
Shower Room	12'4" (3.77m) x 4'11" (1.50m)

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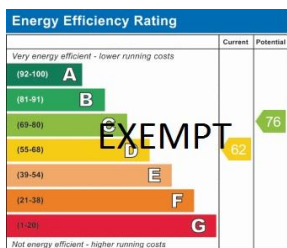
### **The Property:**

The cottage is situated in the centre of Coombe Keynes, dominated by a beautiful oak tree planted for the coronation of George VI in 1936.

The front door leads into a coat hanging/boot storing space, useful after a muddy walk.

This leads into the dining room and lounge areas. Both have recently benefitted from the installation of a beautiful, basket-weave patterned wooden floor. Both rooms also have substantial Inglenook fireplaces, with the lounge fireplace benefitting from a woodburner. Both rooms have wooden casement windows front and back. The morning sun comes from the rear of the cottage and sets to the front, so the cottage enjoys an ever changing play of light during the course of the day.

The kitchen and downstairs bathroom, utility room and boiler room are housed in the extension on the south side of the cottage. The kitchen is spacious, bright and well equipped with ample base and wall units, double AEG waist/eye level electric ovens, 4 ring electric hob, fridge/freezer, and an oil-fired Aga which provides a fantastically cosy winter kitchen. Between them, the utility rooms houses the oil-fired boiler, washing machine, and ample storage for cleaning products, ironing board etc.



The bathroom has vinyl flooring, bath with handheld shower, sink, WC and heated towel rail.

Bedroom one is a good size room & has two wooden windows to the rear aspects of the property overlooking the garden and making use of the countryside views. There are two built-in wardrobes with hanging rails and shelving, there is also a radiator.

Bedroom two is a double size and has a wooden window to the front aspect of the property and has a built-in wardrobe with shelving, there is also a radiator.

Bedroom three is a single size room & has wooden window to the front aspect of the property and there is a good size wardrobe with shelving. There is a radiator

The upstairs shower room has a modern suite with a wash hand basin set into a vanity unit with mirror above. There is a heated towel rail, wc and rainfall cubicle shower. There is also an extractor fan.

### **Garage & Parking:**

The property benefits from a garage with an up and over door, there is space for parking in front of the garage.

### **Garden:**

Immediately abutting the property is a patio area which enjoys a sunny aspect ideal for alfresco dining. The remainder of the garden is a mix of lawn and well-tended shrubs, bushes and flower beds.

