



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A CHARACTERFUL & EXTENDED SEMI-DETACHED COTTAGE
DATING BACK TO 1887 WITH A MODERN FEEL YET
RETAINING A NUMBER OF ORIGINAL FEATURES.**



Mill Cottages, Mill Lane, Organford, Poole BH16 6NT.

PRICE £599,950



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 as to their operability or efficiency can be given.
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Location:

Organford is a Hamlet set just south of Lytchett Minster with The Saxon walled market Town of Wareham just 3 miles away with Poole Town Centre 6 miles away. There is a train station at Holton Heath which is on the Weymouth to Waterloo line with scenic country walks close by. There is a convenience store & a doctor's surgery at nearby Sandford.

Measurements:

Lounge	16'4" (4.98m) x 14' (4.26m)
Kitchen/Diner	25' (7.63m) x 16'4" (4.97m)
3 rd Reception/Bedroom	13'1" (4m) x 10'2" (3.12m)
Shower Room	6'5" (1.96m) x 6'1" (1.85m)
Bedroom 1	12'1" (3.69m) x 10'3" (3.13m)
Bedroom 2	14' (4.28m) x 10' (3.05m)
Bedroom 3	10'7" (3.24m) x 9'7" (2.94m)
Bathroom	10'2" (3.12m) x 5'11" (1.82m)

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The Property:

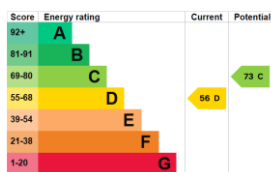
This delightful cottage is accessed into a spacious hallway with glass panelled doors leading through into the sitting room, stairs up to the first-floor accommodation, a radiator, a double-glazed window to front aspect & two double glazed Velux windows.

Double panelled doors lead through into the spacious 'light & airy' kitchen/diner/family room. It enjoys a triple aspect with double glazed windows to front & to side with bi-folding doors out to the rear garden. There is tiled flooring throughout with the kitchen comprising of a matching range of cupboards at base level with soft closing drawers & pan drawers. A four-ring ceramic hob is set into the work surface with stainless steel splashback behind, a double oven & a plate warmer. There is an integral dishwasher. A one & a quarter bowl sink is set into the work surface with an integral drainer to the side & splashback surrounding. There is space for an upright fridge/freezer, a radiator & four Velux windows within the vaulted ceiling.

The sitting room has double glazed windows to the front aspect, with the feature of the room an open fireplace with tiled base & hearth with wood frame & shelving above. There is a radiator & an understairs storage cupboard.

The utility room is off the main hallway & has a hot water tank, boiler, space & plumbing for a washing machine, tiled flooring, a double-glazed window to the rear aspect & an extractor fan.

The downstairs bedroom could be used as an annex area with the shower room next door or a home office if desired.



The graph shows this property's current and potential energy rating.

There is a window overlooking the rear garden with a door to the side. There is also a radiator & a fireplace with brick surround. The fully tiled shower room is next door comprising of a wc, a fish hole bowl wash hand basin set onto a storage unit with shelving below & a shower cubicle with both rainfall & handheld showers. The room also has an opaque double-glazed window to the rear aspect, an extractor fan, a heated towel rail & wall mounted light.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch & a radiator.

The master bedroom has windows overlooking the rear garden. The room benefits from integral wardrobes with hanging & storage space either side of the chimney breast & a radiator.

The second bedroom is a double sized room with a double-glazed window overlooking the fields at the front. There is a radiator & an integral sliding door wardrobe. The third bedroom has strip wood flooring throughout, a double-glazed window to the side aspect & a radiator. The room benefits from a fitted cupboard with book shelving to the side.

The family bathroom has a suite comprising of a wc, a wash hand basin & a bath with a shower attachment with splashback tiling. There is wood laminate flooring flowing throughout, a double-glazed window, an extractor fan, a heated towel rail & a mirror with light.

Garage & Parking:

There is an open garage with a pitched roof.

Garden:

The rear garden has an extensive patio area abutting the property. It has a high degree of privacy with a seating area abutting the downstairs bedroom. It is mainly laid to lawn with hedges & fencing surrounding. A gate gives access to the front aspect there is an outside tap & lighting. A pitched roof gardeners shed is at the rear of the garden.



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sales@purbeckproperty.co.uk

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www.purbeckproperty.co.uk

IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.