



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A DECEPTIVELY SPACIOUS 3 BEDROOM CHARACTER COTTAGE
SET IN THE PICTURESQUE VILLAGE OF CORFE CASTLE.
OFFERED WITH NO FORWARD CHAIN**



East Street, Corfe Castle, Wareham BH20 5EQ

PRICE £450,000



Location:

This spacious home is set in the picturesque village of Corfe Castle with its historic castle ruins, steam train, shops & restaurants. Behind the property is a delightful walk across the common to Corfe Village with delightful countryside views along the way.

There is also access to fabulous walks on the Purbeck Hills & to the Jurassic Coast. The towns of Swanage & Wareham are not far away each with their individual charm. Swanage having the sandy beaches & Wareham having its Quay & main line train station to

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The Property:

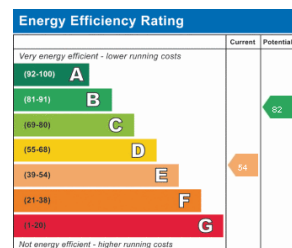
This characterful stone built property is accessed via a storm porch with an original wood door & has a long wrought iron hanging baskets over the front.

The living room has a window to the front aspect with secondary glazing. There are exposed stone walls with inset shelves & a radiator with a feature of the room a stone fireplace with matching chimney and hearth. Stairs lead up to the first floor accommodation.

The dining room has a continuation of the parquet flooring from the lounge, there are two double glazed windows on either side of the room looking out to the side aspects and wooden shelving.

The kitchen has a matching range of cupboards at base and eye level with a four ring gas hob set into the work surface with an oven below and chimney style extractor above. A stainless steel one and a quarter bowl sink with side drainer is set into the work surface with a window and door out into the garden room. There is tiled flooring throughout & an integral fridge.

The garden room has upvc double glazed windows & doors out to the rear garden. There is tiled flooring, space and plumbing for a washing machine & a gardener's toilet.



Stairs up to the first floor accommodation which gives access to the remainder of the accommodation & access to the loft via a hatch.

The main bedroom has a double glazed window to the front aspect, a radiator & a cupboard with slatted shelving. The room also benefots from a basin set on to a vanity unit.

The second bedroom is a double sized room with double glazed window overlooking the rear garden and a radiator.

The third bedroom has a double glazed window to the side aspect and a radiator.

The family bathroom has a wc, a wash hand basin & a bath with a wall mounted shower attachment. There is an opaque double glazed window to the side aspect with a radiator beneath.

Garden:

The rear garden has a spacious patio area abutting the property ideal for BBQ's & entertaining. The remainder is laid to lawn with wild flowers, borders & a shed.

Measurements:

Lounge	23'11" (7.30m) max X 9'11" (3.03m) max
Dining Room	13'3" (4.05m) x 12'1" (3.68m)
Kitchen	12' (3.68m) x 9'5" (2.88m)
Garden Room	13'4" (4.09m) x 13'1" (3.99m) max
Cloakroom	4' (1.22m) x 2'6" (0.77m)
Bedroom 1	19' (5.76m) max x 10'3" (3.18m) max
Bedroom 2	12'1" (3.68m) x 9'6" (2.89m)
Bedroom 3	10'6" (3.21m) x 8'6" (2.59m)
Bathroom	8'4" (2.55m) x 7'3" (2.23m)

