



Honeysuckle Cottage

East Stoke

BH20 6AH

BEAUTIFUL 3 BEDROOM THATCHED COTTAGE WITH MANY ORIGINAL FEATURES, DOUBLE GARAGE & GROUNDS OF APPROXIMATELY 1.5 ACRES

£635,000

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Location

East Stoke is part of a rural parish straddling the wide flat valley of the River Frome between Wareham and Wool and consisting of the settlements of East Stoke, Stokeford, Rushton, Highwood, Hethfelton, Binnegar, West Holme, Holmebridge and Woolbridge. Mainline train connection to London from either Wareham or Wool, both stations approximately 3 miles east or west respectively.

Honeysuckle Cottage, set in grounds of approximately 1.5 acres, is located at the eastern end of East Stoke. A beautiful circa 200 year old cob, brick and thatched cottage, retaining many original features, and established garden backing on to natural woodland.

Property

An extension added 30 years ago blends wonderfully to the original cottage, extending both living and bedroom accommodation.

A thatched overhang Porch frames the Front Door which opens into a Hallway with maple wood flooring and stairs to first floor. To the right is the extended part of the house with ground floor sitting room and first floor Master Bedroom with En Suite. The Sitting Room is a spacious but cosy triple aspect room with oak ceiling beam, wall lights and brick built open fireplace incorporating stone hearth, oak lintels and log store. To the left of the Entrance Hall in the original part of the house is an open plan Kitchen/Breakfast Room.

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Accommodation

The wooden slatted flooring continues through from the Hallway to the Breakfast Room and Kitchen area with traditional painted wooden wall and floor units extending through to the traditional cottage Kitchen area separated by an open archway.

Lovely worktops incorporate a Belfast sink and gas hob, with the central heating boiler and built in eye level oven incorporated in the units in the breakfast area. A really sociable place to sit, cook and eat.

A small passageway leads through to a formal Dining Room with fully exposed beam ceiling, feature brick fireplace with electric wood effect stove, built in corner cupboard and window seat.

Accommodation

A fully carpeted dual aspect room bringing in good natural light and at the far end of the room are the original enclosed stairs to the first floor.

A further door leads off the Dining Room to a Study with south facing window and door to wine store area and a fully tiled Shower Room with walk in shower, wash basin and w.c.

First Floor – The main stairs rise from the Entrance Hall giving access to all first floor rooms. To the right of the Landing is the Master Bedroom, a dual aspect spacious room incorporating a dressing area alcove with built in wardrobes and storage.

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Accommodation

The En Suite Bathroom has waist height upright wooden panelling with dado shelf and consists of bath with handheld shower, wash basin and w.c. To the left of the Landing there is a step down to Bedroom 2, a double room with original feature cast iron fireplace. From Bedroom 2 another step down and along a small landing is the Family Bathroom, a partly tiled room consisting of bath with handheld shower, wash basin, w.c. and storage cupboard. The landing continues along to Bedroom 3, a slightly smaller south facing double or twin room with direct access to original stairs to ground floor and giving this room independent access and extra light from the stairway window. All Bedrooms and Landing are carpeted. Gas central heating throughout. Wooden windows predominantly double glazed.

Outside

No mains drainage, private septic tank.
Outside – A gravel driveway brings you through the grounds towards the front of the house to a gravelled parking area and detached double garage. The garage is brick built and painted to match the cottage and has a clay tiled roof. The cottage is south east facing with a stone path to the Front Door and a shingle seating area surrounded by pretty cottage garden planting, climbing roses and pots. The cottage garden extends and blends into extensive grounds with an abundance of lawn, cultivated shrubs and trees merging into the adjoining woodland and swathe of wild Rhododendrons. A wildlife pond away from the main cottage provides a tranquil place to sit, and the garden provides sunny, shady and sheltered spots throughout the day.

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Viewing by appointment through sole agents:

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