

**Higher Clenston Cottages, Winterborne Clenston, Dorset, DT11**











An absolute gem of a 2-3 Bedroom End of Terrace Cottage set in the most delightful position surrounded by open countryside. With a glass ceiling over the dining room/family room, the Cottage exudes warmth, character and charm. Lying on the edge of the Village of Winterborne Clenston, the Cottage is one of only four in a row set within their own land and private electric gates. Within close proximity to several schools and just 20 minutes drive from a mainline station (Wareham), this Cottage is a must-see as either a weekend retreat, holiday home or full-time family home.

 2
  2-3
  1
  2+

- Two Double Bedrooms; Third Bedroom/Office Space above the Utility Room
- Private Gated Entrance
- Delightful Countryside Setting
- Full of Character, Charm and Quirky Features
- Large Glass Covered Dining/Family Room
- Log Burner to Living Room
- Separate Utility Room
- Downstairs Cloakroom



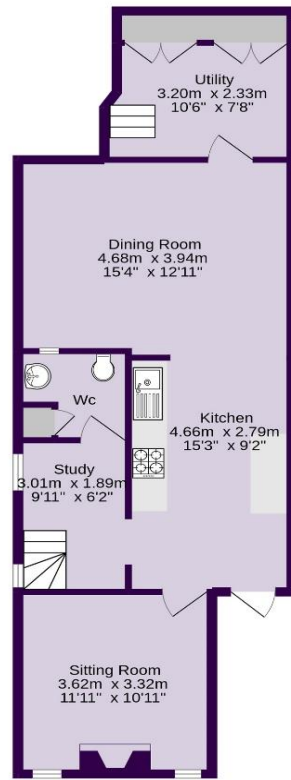
**Susie Palin**

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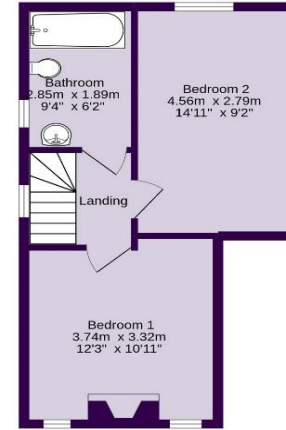
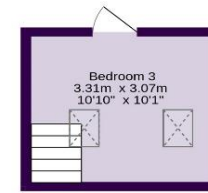
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GROUND FLOOR



FIRST FLOOR

PARKING: 

HIGHER CLENSTON COTTAGES,  
WINTERBORNE CLENSTON



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| APPROXIMATE AREAS         |            |
|---------------------------|------------|
| GROUND FLOOR AREA         | 678 SQ/FT  |
| FIRST FLOOR AREA          | 472 SQ/FT  |
| TOTAL FLOOR AREA          | 1150 SQ/FT |
| COUNCIL TAX               |            |
| EPC RATING                |            |
| APPROXIMATE UTILITY COSTS |            |

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.



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