

Symonds  
& Sampson

# Gallops Cottage

90 East Morden, Wareham, Dorset,



# Gallops Cottage

90 East Morden  
Wareham  
Dorset  
BH20 7DL



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- A stunning detached period cottage with charm and character
- Superb gardens and grounds with complete privacy
- Grade II listed part cobb and part thatched, historic features
- A detached double garage and a stable, ample parking
  - A glorious location in a highly desirable village
- Four or five bedrooms, three receptions, two bathrooms
  - Great versatility
- Deceptively large accommodation and gardens

Guide Price £695,000

Freehold

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## THE DWELLING

A stunning five bedroom detached period cottage set in arguably one of the areas finest and most sought after village locations. The property has been extended over the years and now offers a superb family home with wonderfully secluded gardens and grounds. The cottage requires some updating in parts but also has lovely character features.

## ACCOMMODATION

The home dates back to 1870's approximately and has been occupied by the current owners for 40 years. Within this time two extensions occurred in the 1980's and 1990's. The home boasts four bedrooms with the principal bedroom having an en-suite plus a large dressing room, which could be used as bedroom five. The property has a large reception room, coupled with a snug, a dining room, and a big kitchen/family room, a walk in pantry, and a downstairs W/C.

## OUTSIDE

A beautiful wrap around garden offering complete privacy, seclusion and tranquillity. The home has ample parking for numerous vehicles as well as a detached double garage and stable. There is a boiler room/boot room as well as a secluded oil tank. The gardens are awash with colour as well as some beautiful specimen trees, fruit cages and a small vegetable garden.

## SITUATION

Set in one of the finest village locations Dorset has to offer. Morden is between Wareham, Poole, Bere Regis and gives easy access to larger towns and cities. The home is set on a quiet country lane.

## DIRECTIONS

What 3 words /// limbs.pinging.lights

## SERVICES AND AGENTS NOTES

Grade II Listed - Part Cobb Part Thatched  
Mains services - Partial oil central heating

## MATERIAL INFORMATION

Council Tax Band - G / EPC Rating - F  
Internet standard speed, mobile reception limited depending on provider



## East Morden, Wareham

Approximate Area = 2404 sq ft / 223.3 sq m (excludes lean to)

Garage = 284 sq ft / 26.3 sq m

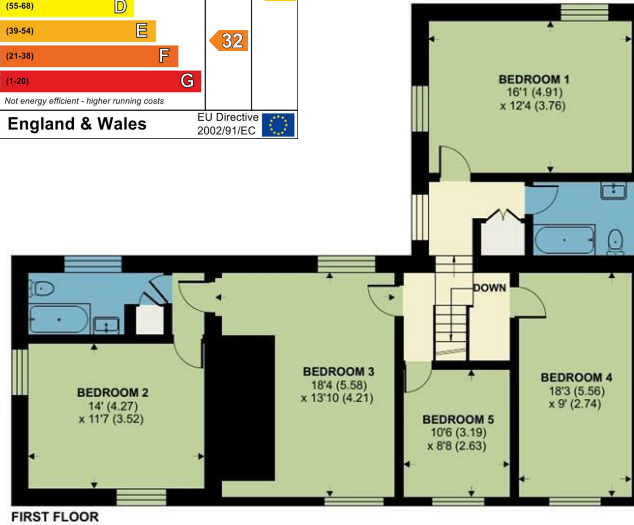
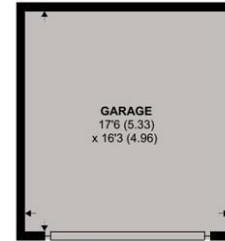
Outbuilding = 130 sq ft / 12 sq m

Total = 2818 sq ft / 261.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1164346



WIM/NW/SEP24



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