



Symonds
& Sampson

North Walls

Wareham, Dorset.

North Mill

North Walls
Wareham
BH20 4QW



- A stunning historical home set in a truly unique position
- Splendid views across water meadows and the River Piddle
- Set below the historic North Saxon Walls of Wareham market town
 - Five bedrooms, three reception rooms, three bathrooms, garage and parking
- A wealth of charm and character, set in the heart of Wareham town
- Beautiful gardens with wonderful seasonal colour
 - ** Water ingress has occurred **

Guide Price £825,000

Freehold

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THE PROPERTY

A stunning Grade II listed home, parts of which date back to the C12th.

This property is set on the river Piddle as you enter the Saxon walled market town of Wareham. Sitting below the North Walls, it is set away from the hustle and bustle of the historic market town, yet within walking distance of the centre and the train station with direct links from Weymouth to London. Some of England's finest Jurassic coastline and sandy beaches are accessible nearby.

The layout of the house means that it flows beautifully yet is easily divided and lends itself to a passive income or multi-generational living.

ACCOMMODATION

From the entrance hall the large family room can be found with an inglenook fireplace housing a wood burner. This spacious room supports sublime views over the River Piddle with its current rushing by, a separate external side entrance, with hallway, can be accessed from the family room and utilised as a useful boot room or can be used as the main entrance. Off this hallway is the ground floor w/c. complete with wash-hand basin.

There is a formal dining room or snug, with a fireplace housing a gas effect wood burner and mantel above, coupled with a lovely kitchen and orangery offering splendid natural light and excellent River Piddle views. The second kitchen or large utility/boot room completes the ground floor, this area could be used as the main entrance or as its own entrance, with kitchen off, if the property were split.

The first floor is accessed via two separate staircases and holds a master bedroom with ensuite shower room and four further bedrooms, plus two bath rooms.

The first staircase, rising from the entrance hall, gives access to the master bedroom with ensuite shower room, plus a further bedroom and separate bathroom. The second staircase, rising from the family room, leads to three bedrooms and a separate bathroom.

The home has superior historical features with a wealth of charm and character, and in all expands to over 2500ft².





OUTSIDE

The approach is via a private drive that serves only two homes; there is a public footpath down the drive that takes walkers over a bridge to the water meadows,. The house has private parking for several vehicles, a garage/store, small attached shed, and a potting shed accessed to the rear. The front of the house is prettily adorned with wisteria and climbing roses.

The rear is truly delightful. Two dining areas open onto a large wide terrace which encapsulates the view across the garden, river and water meadows beyond. There is a greenhouse as well as a lawn area. Being tucked below the historic Saxon Walls keeps this superb home private, and extremely special.

SITUATION

Set below the North Saxon Walls of Wareham's historic market

town, this sublime property enjoys stunning open countryside and views of farmland whilst being a short stroll from the main town centre. Within Wareham there are bars, cafe's and eateries, two supermarkets plus the Jurassic coast has some of England's finest coastal paths, walks and coastline to explore.

There is the mainline train station from Weymouth through to London Waterloo as well as excellent road links to larger towns and cities such as Bournemouth, Poole, Winchester and the New Forest.

DIRECTIONS

What three words ///padding.starring.unicorns

SERVICES

All mains services - EPC rating E

Council Tax Band G - Ultrafast internet and mobile connectivity available

NB: The property is sited below the mains sewerage system therefore waste is pumped from the property directly into the mains.

MATERIAL INFORMATION

Proximity to the river naturally indicates that there has been water ingress in the past. The property presently has robust flood defences and Dorset conservation team have completed further internal defences - a schedule of work was completed at the end of September 2023.





North Walls, Wareham

Approximate Area = 2341 sq ft / 217.5 sq m

Garage = 149 sq ft / 13.8 sq m

Outbuilding = 16 sq ft / 1.5 sq m

Total = 2506 sq ft / 232.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1267229



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