



Symonds
& Sampson

West Morden
Wareham, Dorset

42

West Morden
Wareham
Dorset BH20 7EA



- A lovely cottage set in a highly popular location
- Offered with no forward chain and vacant possession
- Wonderful semi rural walks locally and delightful wildlife
 - Large garden and plenty of parking
- Only a short distance to Poole, Wareham, Bere Regis and Wimborne
 - Grade II Listed

Guide Price **£395,000**

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

A lovely three bedroom end of terrace Grade II Listed home situated in a highly sought after and desirable village location. Offering abundance of outside space, with stunning local surroundings. Plenty of parking. No forward chain.

ACCOMMODATION

Through the front door into the hall way with a downstairs bathroom, kitchen and sitting room with a log burner. Upstairs are three bed rooms and a family bathroom.

OUTSIDE

You enter via a gravel drive way which access a large parking area. There is a gravel path through a small front garden to the front door. To the side of the property is a gate where you access the large garden which is laid to lawn with a shed and outbuilding.

SITUATION

Set in one of the area's most sought after and highly desirable village locations. The cottage has wonderful semi rural surroundings, glorious walks as well as access to the local pub (the Cock and Bottle) and the main village hall and playground.

DIRECTIONS

What three words [///necks.wolf.giraffes](http://necks.wolf.giraffes)

SERVICES

Oil central heating
Mains water and sewage
Loft insulation
Superfast broadband is available
Limited mobile phone signal depending on provider

MATERIAL INFORMATION

EPC - Exempt (Listed as D as formally tenanted)
CT Band - D



West Morden, Wareham

Approximate Area = 834 sq ft / 77.4 sq m

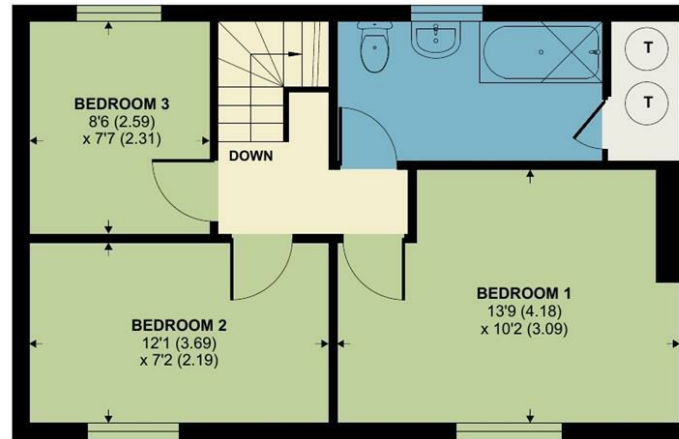
For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	90
B	
C	60
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1311961



WIM/NW/JUL25



01202 843190

wimborne@symondsandsampson.co.uk
Symonds & Sampson LLP
5, West Street,
Wimborne, Dorset BH21 1JN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT