



Forge Cottage, High Street, Winfrith Newburgh, Dorset

A spacious period village house with four bedrooms, three reception rooms, garden and parking. Situated in the village of Winfrith Newburgh and within easy access to the Jurassic Coast.

Guide Price
£550,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Forge Cottage,
High Street, Winfrith Newburgh,
Dorchester, Dorset,
DT2 8JN**

- Spacious accommodation
 - 3 reception rooms
 - 4 bedrooms
 - Good size garden
- Parking space and potential to create further parking
 - Village location
 - Utility room
 - Summer house
 - Council Tax Band E

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

A period cottage dating back to the 1800's, situated in the centre of the popular village of Winfrith Newburgh, located close to the beaches of Lulworth Cove, Durdle Door and the Jurassic Coast. Forge Cottage has charm and character, it offers spacious and flexible accommodation with double glazed windows and gas fired central heating.

On entering the cottage, you walk into a hallway which has access to the kitchen, utility room with cloakroom and WC, study and dining room. As well as this there is a door that leads to the garden. The kitchen/breakfast room has fitted units with cream wall and base cupboards under a timber work top and a gas fired Aga. There is a built in ceramic sink, electric oven and hob, as well as space for a dishwasher, fridge freezer and an island unit or a breakfast table.

Additionally there is a utility room with space and plumbing for a washing machine and tumble dryer as well as further storage. The main sitting room is a spacious room with solid timber flooring, wood burning stove and large patio doors to the rear garden giving plenty of natural sunlight. The dining room is a lovely central room with wooden shutters on the window and space for a family dining table and chairs. There is an additional study on the ground floor which could also make a downstairs 5th bedroom if desired.

On the first floor there is a landing with access to the four bedrooms in an L shape. The main bedroom is located to the North West end of the house, it has an interesting triangle window with views over the garden and built in storage underneath. There is a spacious en suite bathroom located at the far end of this room.

Bedroom 4 is located next to the master bedroom and has windows to the front of the house. There are two further double bedrooms to the North East of the house and an additional shower room serving these two rooms.

Outside

Abutting the rear of the property is a spacious patio with timber wood shed and ample space for an outdoor dining table and chairs. A few steps rise to the main garden area which is laid to lawn with further areas of sand stone paving.

The garden has a secluded and private feel and there is a hand-built timber bar, additional garden shed and a large detached timber insulated home office with power and light, which makes a perfect sun room/playroom or home office; a great space for those who work from home. An additional area of the garden is fenced off in the corner which makes a great space for storage, a vegetable garden or chickens.

The parking space is located off Winfrith Drove and is laid to gravel. There is potential to create further parking here if desired. Next to the parking space is a pedestrian gate leading into the rear garden.

Situation

Forge Cottage is situated centrally within the village of Winfrith Newburgh, a Purbeck village within close proximity to the stunning nearby coastline of West Lulworth and Durdle Door. The village itself has a range of amenities including an award winning village shop, a hairdresser, village hall, a first school, a pre-school and a parish church. There are two village inns nearby.

Wool is approximately 3 miles with a further range of amenities including a mainline station to London Waterloo, large convenience store, bakery, restaurants, cafes, public houses and a fuel station.

There is direct access onto the A352 for Dorchester (W) and to Wool (E) with further links to Wareham and Poole, and via Bere Regis to the A31 network.

The village is also within easy reach of larger conurbations including the county town of Dorchester with a range of super markets, high street retailers and Dorset County Hospital. There is also Brewery Square offering a choice of restaurants and train station with mainline to London Waterloo.

Services

Main gas, electric, water and drainage.
Gas central heating and gas fired Aga.

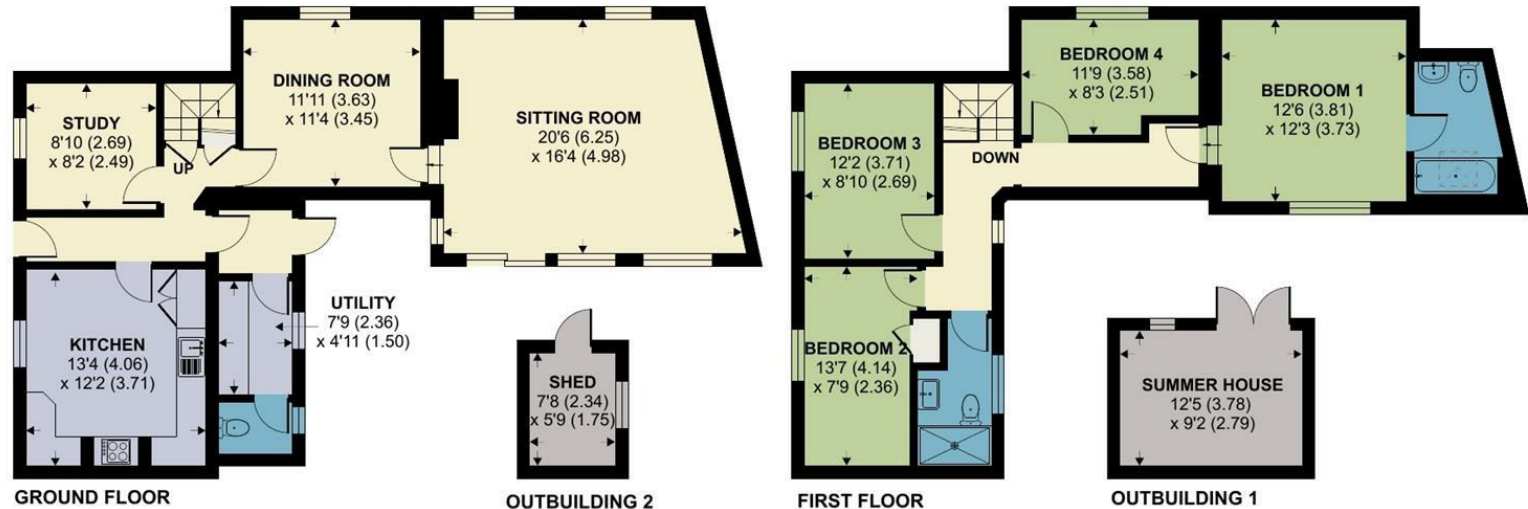
Broadband - Superfast speed available
Mobile - It is reported that you are likely to get mobile coverage outdoors but have a limited service indoors (Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax band: B
EPC: D

High Street, Winfrith Newburgh, Dorchester

Approximate Area = 1594 sq ft / 148 sq m
Outbuilding = 158 sq ft / 14.6 sq m
Total = 1752 sq ft / 162.6 sq m
For identification only - Not to scale



Directions

Take the A352 from Dorchester towards Wool. Just before the Red Lion public house (on the right) turn right signed Winfrith Newburgh/West Lulworth. Proceed into the village and keep going past the pub and the property will be on the left hand side of the road, on the corner of Winfrith Drive. [what3words///prime.they.chatters](https://www.what3words.com/prime.they.chatters)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		55	
(39-54) E			
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1144439



Dorchester/KWI/20.06.24

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