



MILL COTTAGE

WAREHAM

Dorset, BH20 7EZ



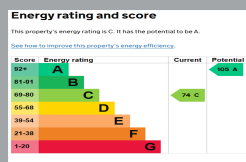
£2,000 PCM

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# STUNNING TWO BEDROOM COTTAGE SITUATED WITHIN GATED PRIVATE DEVELOPMENT IN RURAL LOCATION

- Stunning Two Bedroom Cottage
- Offered Unfurnished
- Parking for 2/3 cars
- Surrounding lakes and woodlands
- EPC Rating Band C



Reference: 1138607

Council Tax Band - D  
Deposit amount - £2307.69

**Furnishing:** Unfurnished

**Heating Type:** Underground air source heat pump, electric

**Parking:** Unallocated Off Road Parking Space for 2/3 cars

**Utilities:** Mains Supply Electricity, Mains Supply Water - metered

**Drainage:** Private Supply Drainage There is a sewage treatment plant on site

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



A truly unique property, this charming two bedroom, semi detached cottage is situated within a private gated development, which used to consist of an old mill and surrounding cottages.

This refurbished cottage has been beautifully finished to a high standard, offering large, modern kitchen/diner, a separate family room, with downstairs WC. Upstairs consists of two large double bedrooms with views across the lakes and a well presented family bathroom with bath and shower overhead.

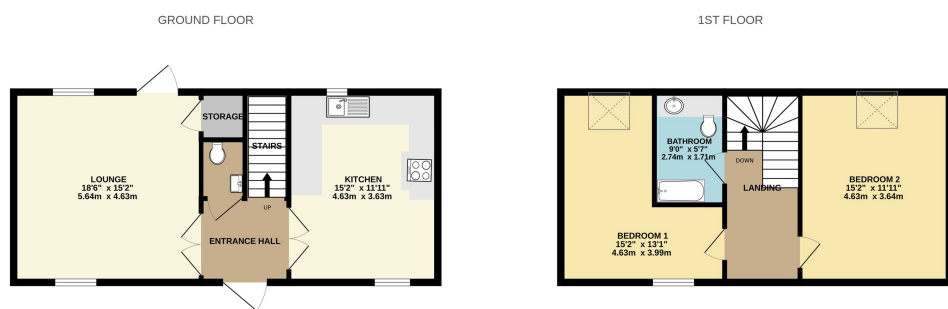
The property benefits from water source heating, a private rear courtyard, parking for 2/3 cars and this is located by the most stunning grounds with access across the lakes and up to the surrounding woodlands.

This property is available now on an unfurnished basis, viewings are highly advised to appreciate this stunning property.

Please note further development will take place in the surrounding sites in the future, all subject to planning.

The site has it's own private drainage system.

The property benefits from super fast fibre broadband



This Floor Plan is for guidance only and is NOT TO SCALE  
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## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

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