

**The Lane**

Kingston Wareham, BH20 5LJ



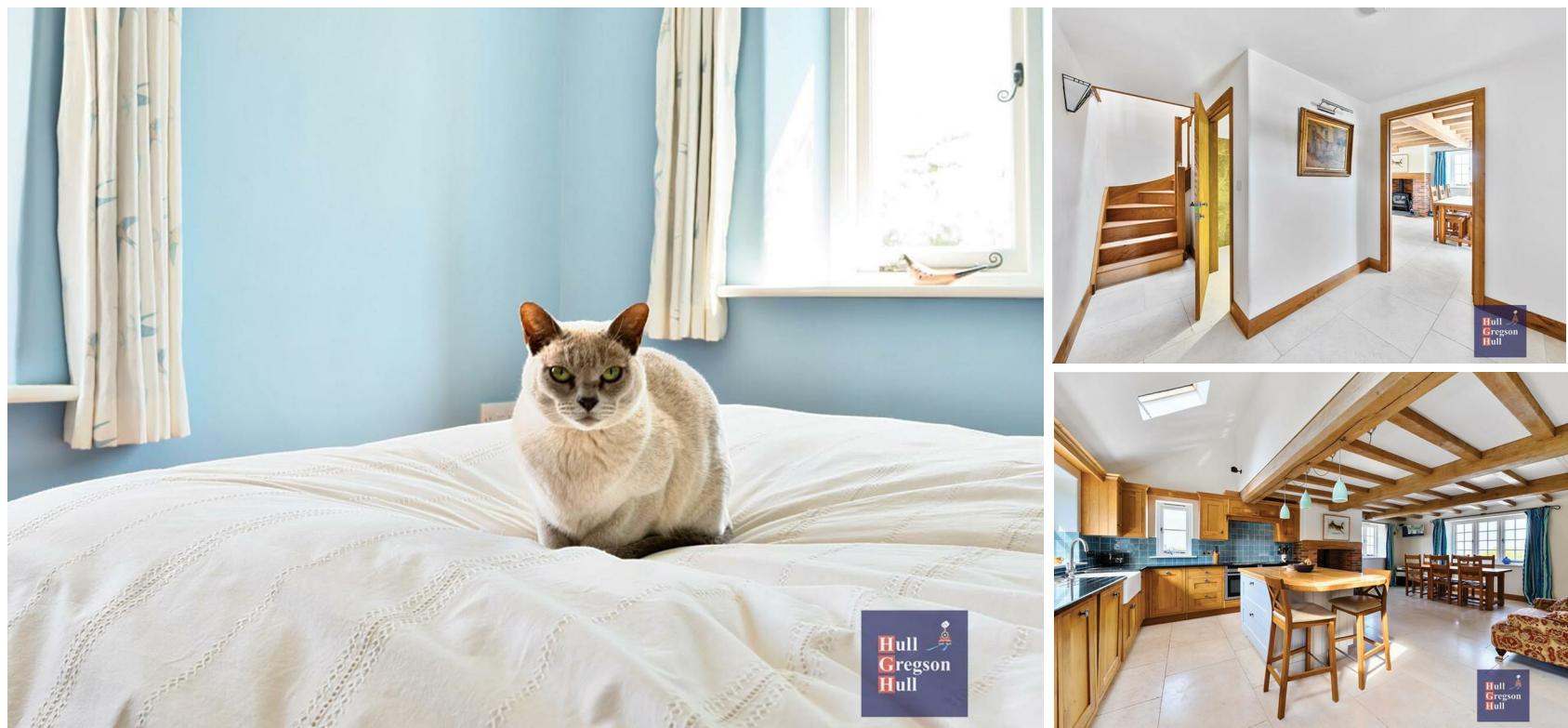
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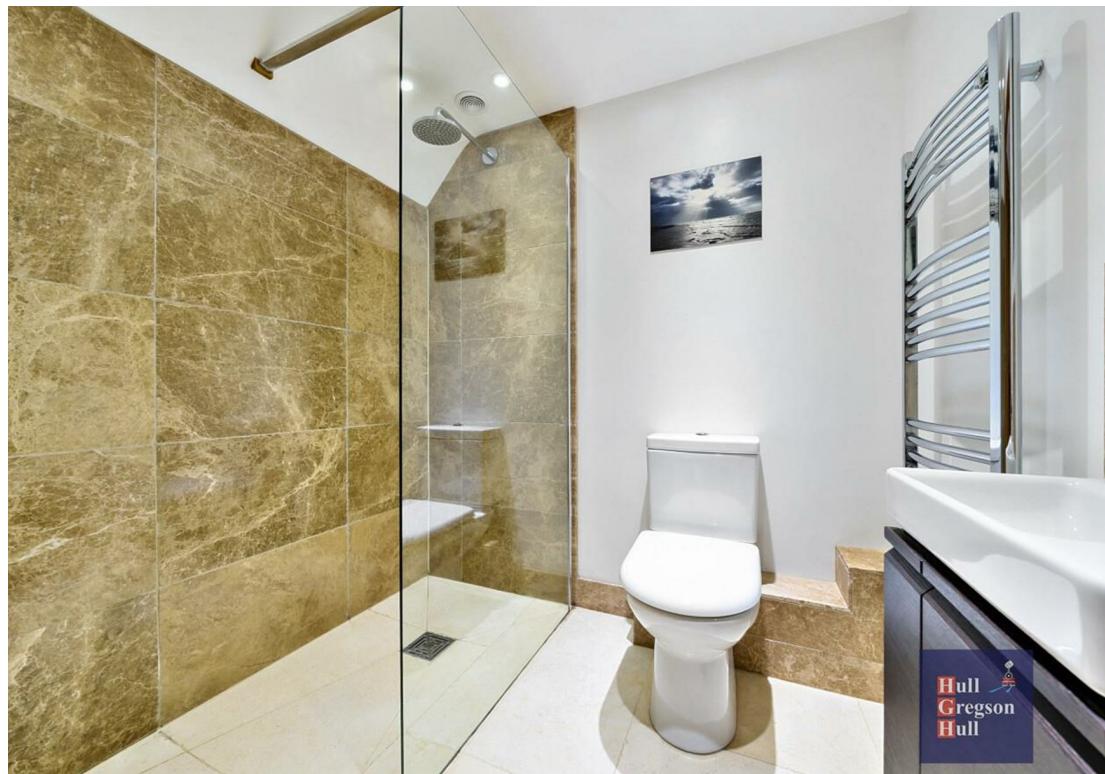


# The Lane

Kingston, Corfe Castle  
BH20 5LJ

- Detached Family Residence
- Outstanding and Unsurpassed Views over Purbeck
- Sought After Village of Kingston near Corfe Castle
- Three Bedrooms
- Beautifully Designed and Appointed
- Character Features - Oak Beams and Open Fireplaces
- Landscaped Gardens
- Three Bathrooms
- Driveway Parking
- A Gem of a Property Not to be Missed





This EXCEPTIONAL DETACHED RESIDENCE is set in an elevated position in the village of Kingston, two miles to the south of the renowned village of Corfe Castle and five miles west of Swanage. "Spangle Cottage", a spacious THREE BEDROOM property sits proudly above the valley and possesses the most WONDERFUL and PANORAMIC VIEWS to Corfe Castle and the Purbeck Hills both to the West and East. Kingston is a cluster of Purbeck stone cottages with the well-loved "Scott Arms" which dates from the 1780' and the ancient and noteworthy St James' Church central to the village. Swanage Head and Jurassic Coastline pathways to the South are within a short distance.



The property, approached along "The Lane", was constructed with hardy, local Purbeck stone and stone roof in around 2010 and the house blends well with the landscape. Internally, it has spacious and very well appointed accommodation with features such as oak beams and staircase, wooden latch doors and stripped wood floors all adding to the property's character.

Enter by the oak front door and into a spacious hallway with the principal reception rooms to the left



and right. Turn right into the heart of the house and an 'L'-shaped Dining Room and Kitchen presents triple aspect "cottage" windows plus skylights allowing maximum light to spill in. The outlook is either afar to the hills and countryside or onto the surrounding garden. The cabinetry to the traditional, country-style kitchen as well as wood beams and wood burner set in a brick fireplace adds to the cosy ambience of this spacious room.

The beautifully arranged kitchen boasts integral appliances beneath a granite worktop including hob with double oven under, an inset 'butler' sink; a kitchen island/breakfast bar sits centrally in the kitchen and to one side, the scullery with a door to a paved and sheltered lower terrace with steps leading to the upper terrace and rear garden.

Returning through the dining room and hallway, opposite is a homely Living Room with the focus towards a large Purbeck Stone fireplace accommodating a wood burner. French doors open onto the westerly facing and paved lower terrace, a sheltered spot ideal for evening drinks with friends.

A polished wood staircase, lit by a skylight, rises and turns to reach the first floor bedrooms. The Main Bedroom has dual aspect windows from which to admire the views and a large walk-in wardrobe provides ample storage space. A contemporary and stylish en suite shower room with combined wood and granite effect ware comprises a large shower cubicle, table top sink and WC.

Bedroom Two and Bedroom Three are both double rooms with a gorgeous countryside view. Built-in wardrobes provide excellent storage space, and the simplicity of these rooms add to their charm. Bedroom Three could easily provide a quiet room suitable as a study or office or nursery.

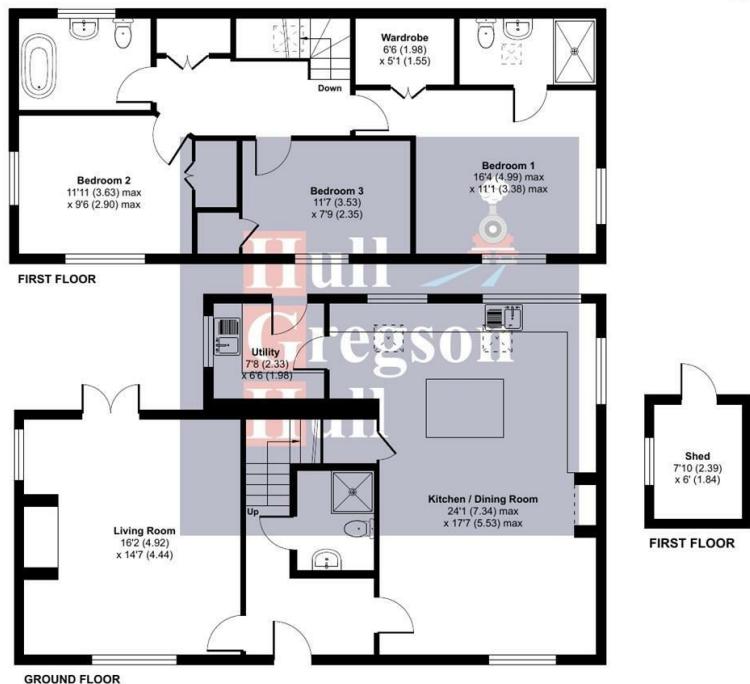
A family bathroom, with tasteful and subtle decor serves these two rooms and comprises an old-style stand-alone bath, washbasin and WC. On the ground floor from the hallway, an additional Shower Room, with shower, wash basin and WC, convenient on the occasion that guests visit and the lounge used as sleeping quarters.

Outside the mainly westerly facing garden is beautifully arranged and landscaped and on several tiered levels, with a meandering stone wall, paved, lawned and shrub areas. Finally, a gravelled driveway is accessed through a five bar gate and provides space for several vehicles.

This property is a pure gem in a perfect setting and one not to be missed.



# Spangle Cottage, The Lane, Kingston, Corfe Castle, Wareham, BH20



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1288406

Approximate Area = 1482 sq ft / 137.6 sq m  
Outbuilding = 47 sq ft / 4.3 sq m  
Total = 1529 sq ft / 142 sq m  
For identification only - Not to scale

**Kitchen/Dining Room 18'1" max x 24'0" max (5.53m max x 7.34m max)**

**Living Room 16'1" x 14'6" (4.92m x 4.44m)**

**Utility 7'7" x 6'6" (2.33m x 1.99m)**

**Shower Room**

**Bedroom One 16'4" max x 11'1" max (4.99m max x 3.38m max)**

**En Suite Shower Room**

**Bedroom Two 11'10" max x 9'6" max (3.63m max x 2.90m max)**

**Bedroom Three 11'6" x 7'8" (3.53m x 2.35m)**

**Family Bathrooom**

## Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House

Tenure: Freehold

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Air Source Heat Pump and Underfloor Heating (Water). (Radiators to bedrooms fed off Air Source Heat Pump).

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

## Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	93
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	