



Instinct Guides You



East Burton Road, Wareham, BH20 6HE £575,000

- Large Detached Garage With Workshop & Storage
- Substantial Mature Gardens Borders River
- Detached Character Cottage Under Thatched Road
- Versatile Accommodation
- Four Bedroom Property With Additional Study
- Bathroom & Two Shower Rooms
- Surrounded By Beautiful Country Walks
- Close To Train Station



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Situated in the sought-after rural hamlet of East Burton, on the edge of Wool, this charming thatched cottage offers the perfect blend of countryside tranquillity and village convenience. Wool provides a range of amenities including local schools, shops, public houses, and excellent transport links, with a direct rail service to London Waterloo.

Nestled in a picturesque setting, the property exudes character and charm, showcasing distinctive architectural features such as exposed timber beams, cob walls, and welcoming fireplaces. The inviting sitting room, complete with inset gas log burner, creates a cosy feel, while the adjoining dining room is ideal for family gatherings or formal entertaining. Additional living spaces include a versatile study/hobbies room and a light-filled conservatory overlooking the garden.

The generously proportioned galley kitchen features bespoke cabinetry, ample storage, and designated appliance spaces, complemented by a separate utility and laundry room for added practicality.

Accommodation is flexible, with a ground-floor bedroom and shower room enabling single-level living or guest convenience. Upstairs, three further bedrooms provide generous space for family and visitors. The principal bedroom benefits from an en-suite shower room, while a spacious family bathroom serves the remaining rooms.

Outside, the expansive garden is a true highlight. Beautifully landscaped, it offers distinct areas for relaxation, entertaining, and exploration. A raised patio and covered seating area provide outdoor dining options, while the sweeping lawn, mature trees, pond, and gentle brook create a serene backdrop.

The property also includes a detached garage with workshop and overhead storeroom, ensuring ample space for hobbies and storage. The property offers traditional charm with modern comforts such as solar panels, gas-fired central heating, and partial double glazing.

Sitting Room 13'2" x 12'2" (4.03 x 3.73)

Dining Room 13'10" x 11'10" (4.22 x 3.63)

Kitchen 24'9" x 5'10" (7.55 x 1.80)

Study 13'8" x 11'3" (4.17 x 3.45)

Utility 11'1" x 5'6" (3.39 x 1.70)

Conservatory 12'3" x 10'5" (3.74 x 3.18)

Shower Room 6'0" x 4'8" (1.83 x 1.43)

Bedroom One 13'11" x 12'1" (4.26 x 3.69)

Bedroom Two 13'6" x 11'8" (4.13 x 3.56)

Bedroom Three 11'11" max x 6'5" (3.65 max x 1.97)

Bedroom Four 10'1" x 5'11" (3.09 x 1.81)

Bathroom 10'0" max x 8'9" max (3.06 max x 2.67 max)

Garage 16'5" x 9'9" (5.01 x 2.98)

Workshop 15'11" max 8'6" max (4.87 max 2.61 max)

Storage Above Garage & Workshop 18'5" max x 10'8" max (5.62 max x 3.26 max)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	86
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		