



Rose Cottages, Warmwell, Dorchester

Dorchester

Offers Over
£375,000

There is something immediately appealing about this house. From the traditional brick and stone exterior and wonderfully established cottage garden to the deep blue front door and beautiful diamond-lead windows, it feels every bit the Dorset village home.

Step inside and there is just as much character, with timber details, traditional-style doors, deep window reveals and exposed timber lintels all adding to the personality of the house. It is also surprisingly light inside, with those lovely windows bringing plenty of natural light into the principal rooms.

The accommodation is generous too, with a spacious reception room, kitchen, separate utility, three bedrooms, family bathroom and an additional ground-floor room which works brilliantly as a home office or study.

A useful entrance porch provides somewhere to leave coats, boots and muddy shoes before heading into the main living accommodation.

The reception room is a particularly lovely space and larger than you might initially expect, with plenty of room for comfortable seating as well as additional furniture. At its heart is a wood-burning stove set within a traditional timber surround, while the large diamond-lead window brings in lots of light and gives the room much of its character.

The kitchen feels completely at home within the property, with painted cabinetry, timber work surfaces, open shelving and slate-style flooring. There is an integrated electric oven, stainless-steel sink and drainer and space for a table, making this a practical everyday room without losing any of its cottage charm.





An opening leads through to the separate timber structured utility room, which is far more than simply a functional space. There is additional storage and workspace, a Belfast-style sink and plumbing for a washing machine, together with windows bringing in plenty of natural light. A glazed door opens directly onto the garden, making this a particularly useful everyday entrance after gardening, dog walks or muddy countryside adventures.

Also on the ground floor is the family bathroom, fitted with a white suite including a panelled bath, WC and pedestal wash basin.

A further room completes the ground-floor accommodation. Currently providing flexible additional space, it would make an ideal home office, study, playroom or hobby room depending on your needs.

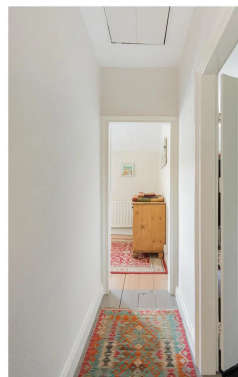
Upstairs are three bedrooms, each continuing the character of the house with those distinctive diamond-lead windows and lovely cottage proportions.

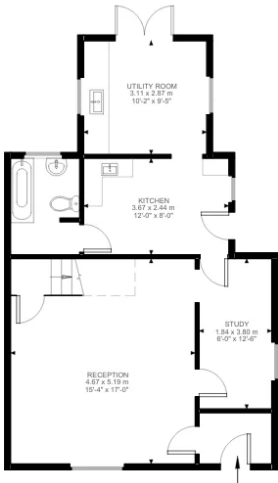
Bedrooms one and two are both comfortable doubles, with the principal bedroom also benefiting from fitted storage. The third bedroom provides a lovely child's room, guest bedroom or additional work-from-home space.

Outside is where this home becomes particularly special.

The garden wraps around the side and rear of the house and has all the charm you would hope for from a Dorset cottage garden, with mature planting, raised vegetable beds, fruit trees, established borders and wonderfully informal areas of colour.

What is particularly nice, though, is that amongst all that planting there is also a surprisingly generous and usable area of lawn, giving plenty of space for children, dogs or simply enjoying the garden.





Ground Floor
624 ft²



First Floor
375 ft²

Warmwell - DT2
Approximate Gross Internal Area
92.83SQ.M / 999SQ.FT
KEY CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.