HONEYSUCKLE COTTAGE, WORTH MATRAVERS

£695,000 Freehold

This immaculately presented superior detached period cottage is situated in the centre of the picturesque village of Worth Matravers approximately 100 metres from the village Green and Duck Pond.

Honeysuckle Cottage is Grade II Listed and is thought to date back to the early 1700s. The original building is constructed of natural Purbeck stone, the main roof being stone tiled; extensions have been added in more recent times. It has undergone a meticulous and stylish renovation whilst maintaining a wealth of original character features including inglenook fireplace with original bread oven and wood burning stove, vaulted beamed ceilings and exposed stone walls, resulting in an exceptionally fine home.

The exterior reflects the area's rich architectural history whilst the interior has a feeling of contemporary warmth creating a graceful, relaxed home offering an easy living style. High quality materials, including stylish kitchen and bathroom suites, electric radiators remotely wi-fi operated, combine seamlessly to unite the tranquility of the countryside with the demands of modern living. Landscaped gardens surround the property uniting the peace and tranquility of the countryside with walking access to Winspit and Chapmans Pool close by.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH19 3LQ.** SatNav is unreliable. Directions are with the location map.

Property Ref: WOR1984 Council Tax Band F - £4070.55 for 2026/2027

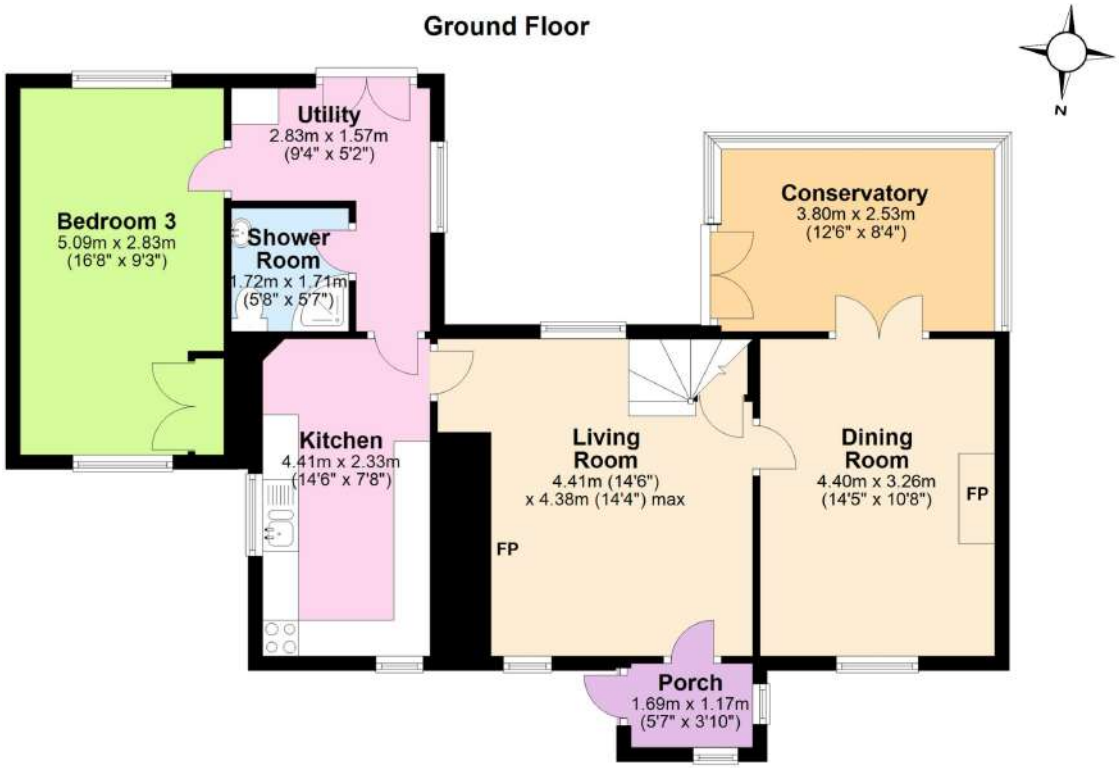
Presented throughout with a neutral decor to maximise the light and spatial feeling, the most attractive and particularly spacious and dual aspect living room welcomes you to Honeysuckle Cottage. Leading off, the dining room is further enhanced by North and South aspects through the conservatory, which has double doors leading to the garden harmoniously blending inside/outdoor living. The kitchen is fitted with an attractive range of cottage style units, incorporating a range of integrated appliances and the utility room gives access to the rear garden. Completing the ground floor accommodation is a generously sized dual aspect bedroom, formerly a garage, which enjoys views over the garden and separate luxury fitted shower room.

On the first floor, there are three bedrooms all with fitted wardrobes. Bedrooms 2 and 3 are both good sized doubles and Bedroom 4 is a single. The bathroom is fitted with a luxury suite and marble effect floor and wall tiles; high level windows afford privacy and enhance the light.

The house is approached by a stone paved gated driveway providing parking for several vehicles. Charming landscaped gardens surround the property with well stocked mature herbaceous borders creating interest throughout the year, original Purbeck stone store/ workshop, lawned areas and paved terrace, the perfect entertaining space. .

Services: Mains water, drainage and electricity. Electric heating with remote wi-fi options. 5G is available in the village.

Ground Floor



Scan to view video

First Floor

Total Floor Area Approx. 116m² (1,249 sq ft)

NB. The EPC for this property is currently Band G. This is mostly due to the age of the property and being Grade II Listed. This is below the rating required to be able to let the property and, in our opinion, there may be exemptions available to overcome this and would then qualify for letting. We will be pleased to supply further information upon request.

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

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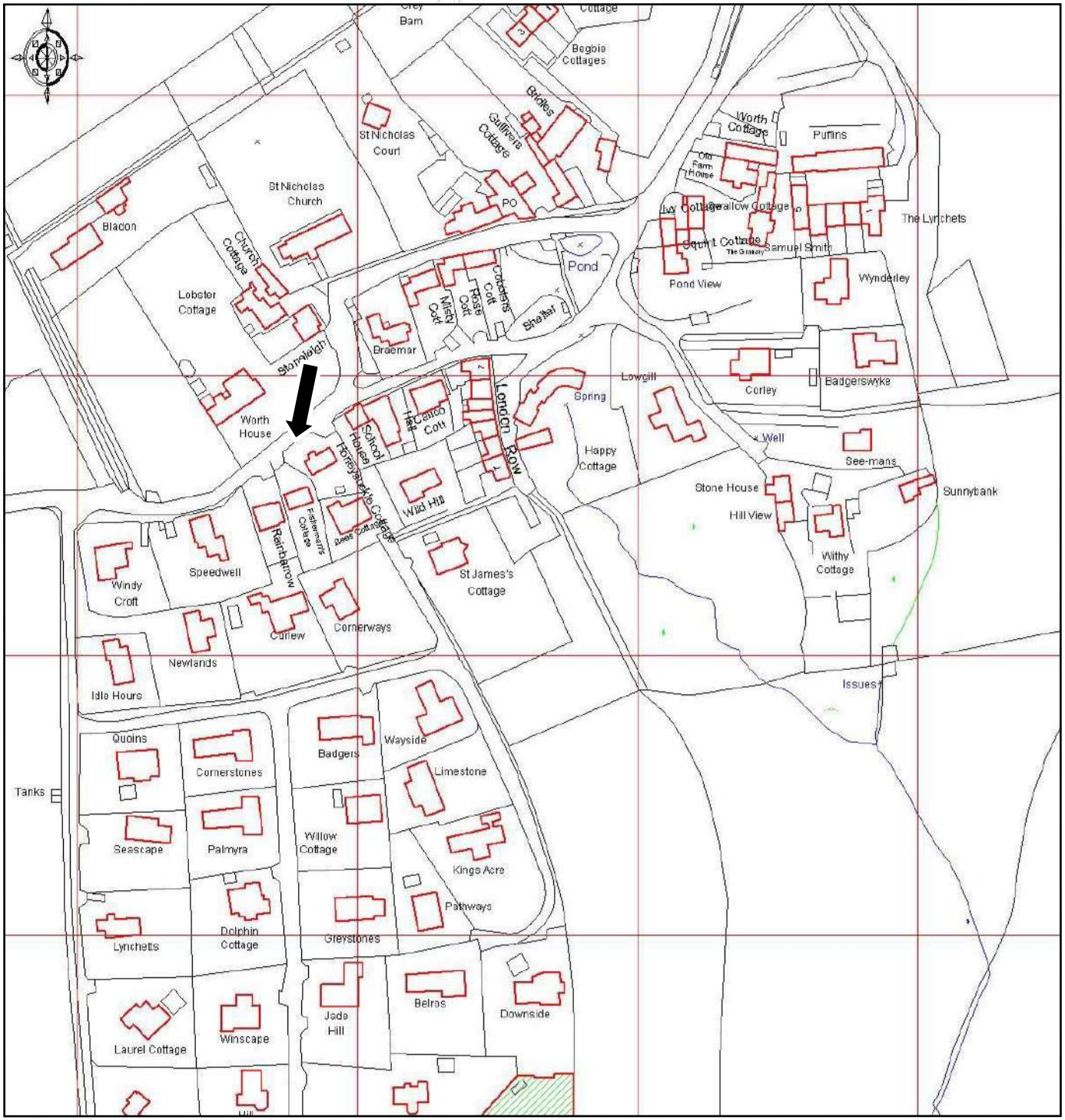
SITUATION & AMENITIES

Honeysuckle Cottage is well situated in the picturesque village of Worth Matravers, approximately 150m from the Green and Duck Pond and a similar distance from open country.

Worth Matravers is a delightful Purbeck stone village built around the village pond. There is a 12th Century Church, the Worth Matravers Tea & Supper Room and the renowned Square & Compass pub.

There are numerous sporting and recreational activities in the area. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast. There are excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. There are also numerous opportunities for sailing, power-boating, water skiing and various other water sports.

DIRECTIONS (BH19 3LW) From London, take the M3 southbound towards Southampton and then the M27 towards Bournemouth. Continue on the A31 until you get to Wimborne Road and drive through Corfe Mullen. At the end of the road turn left on to the A350 and at the next roundabout turn right on to the A35. Continue to the next roundabout and turn left on to the A351 towards Wareham. After driving through Corfe Castle, continue for 2.5 miles and turn right on to the B3069 towards Kingston. At the Scott Arms turn left onto West Street and the take the next right, after about a mile, signed to Swanworth Quarry. Drive through Worth Matravers, passing the duck pond on the left and the church on the right, continue round the next bend and Honeysuckle Cottage is on the left hand side.



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