



Coombe Keynes

Wareham, BH20 5HJ



Asking Price
£1,100,000 Freehold



Coombe Keynes

Wareham, BH20 5HJ

- Five Bedroom Detached Georgian Period Property
- Grade II Listed
- Sat in Circa 0.8 of an Acre
- Sought after Location of the Lulworth Estate
- Character Features Throughout
- Wood burners
- Parking for Four Cars
- Picturesque Village of Coombe Keynes
- Approx. 7 Miles from Nearest Town for Local Amenities
- Aga Oven





A substantial detached period Georgian farmhouse set across 0.85 of an acre in the heart of the picturesque village of Coombe Keynes. Offering five bedrooms, generous reception space, extensive parking for four vehicles and a garage, this elegant family home combines timeless character with versatile accommodation extending to approx. 3,000 sq ft.

Nestled within one of Dorset's most sought-after rural settings, the property enjoys an enviable position surrounded by rolling countryside and close to the Jurassic Coast, whilst retaining excellent access to nearby Wareham and direct train services to London.



This charming detached Georgian farmhouse presents beautifully proportioned accommodation arranged over two floors, with an abundance of period character throughout including exposed wooden beams, bay-fronted reception rooms and generous ceiling heights. Dating back approximately 270 years, the property offers a wonderful blend of historic charm and practical family living.

The property is approached via an external porch leading into a welcoming entrance hall which immediately sets the tone for the space and character



found throughout the home. To the front of the property sits an elegant dining room with a bay window, complete with an open fire creating a warm and inviting entertaining space. Opposite lies a substantial sitting room, also bay-fronted, featuring a wood burning stove and enjoying excellent natural light with ample room for family seating arrangements.

Positioned centrally is a useful office or snug, ideal for those working from home (the house enjoys high bandwidth fibre-to-property internet supply), alongside a convenient ground floor wet-room/toilet and separate utility room providing practical day-to-day functionality.

The kitchen is a wonderfully characterful and sociable space, centred around a traditional Aga set within an impressive exposed brick inglenook fireplace with timber lintel above. Fitted with an extensive range of light wood cabinetry and generous granite worktops, the room provides ample storage and preparation space, while exposed ceiling beams and recessed lighting add to the warm farmhouse feel. There is plenty of room for a family dining table, creating a true heart-of-the-home atmosphere ideal for both everyday living and entertaining. Leading from the kitchen, the conservatory provides a bright and relaxing additional reception area, enjoying panoramic views across the surrounding gardens and countryside beyond. With a glazed vaulted ceiling and full-height windows allowing natural light to flood in, the space offers an excellent setting for sitting and entertaining throughout the seasons, with direct access out to the garden.

Completing the ground floor accommodation a grand and spacious wide staircase rises gracefully to the first floor accommodation. A feature window positioned halfway up the staircase allows natural light to flood the space, enhancing the sense of openness and character within the home.

The first floor continues to impress with five well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys a generous footprint together with its own en-suite bath/shower room, and separate toilet with basin, all with beautiful views across the rolling Purbeck hills. At the other end of the house, also with stunning countryside views, the second double bedroom comes with en-suite shower/toilet room too. There are two more comfortably sized doubles, and a single room, offering flexibility for family living, guests or additional study space. A family bathroom serves these remaining bedrooms, whilst the spacious landing enhances the sense of light and flow throughout the upper floor.

Externally, the property sits within mature grounds extending to approximately 0.7 of an acre. The gardens wrap around the house and are predominantly laid to lawn with established planting, creating a private and peaceful setting befitting the surrounding countryside. The property further benefits from an integral garage with electricity connected, together with a generous driveway providing parking for up to four vehicles.

Coombe Keynes is an idyllic Dorset village situated within the prestigious Lulworth Estate, surrounded by some of the county's most spectacular countryside and coastal scenery. Lulworth Cove, Durdle Door and the Jurassic Coast are nearby attractions, whilst London is just 2.5 hours away by train or car, making this an exceptional opportunity to acquire a distinguished period home in an outstanding rural setting.



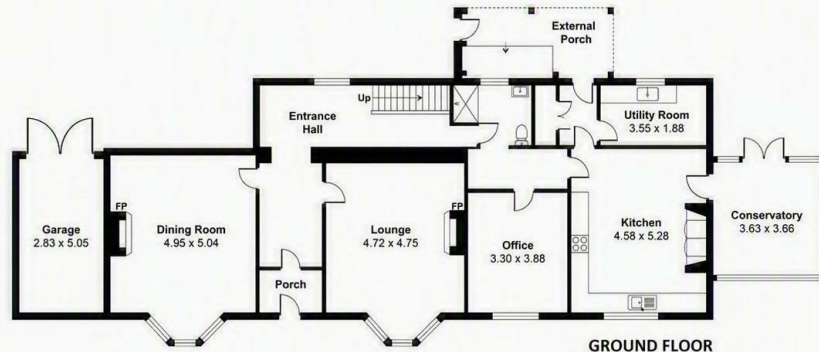


East Coombe Farmhouse

Ground Floor = 1669 sq ft / 155 sq m
First Floor = 1270 sq ft / 118 sq m
Garage = 150 sq ft / 14 sq m
For Identification only - Not to Scale

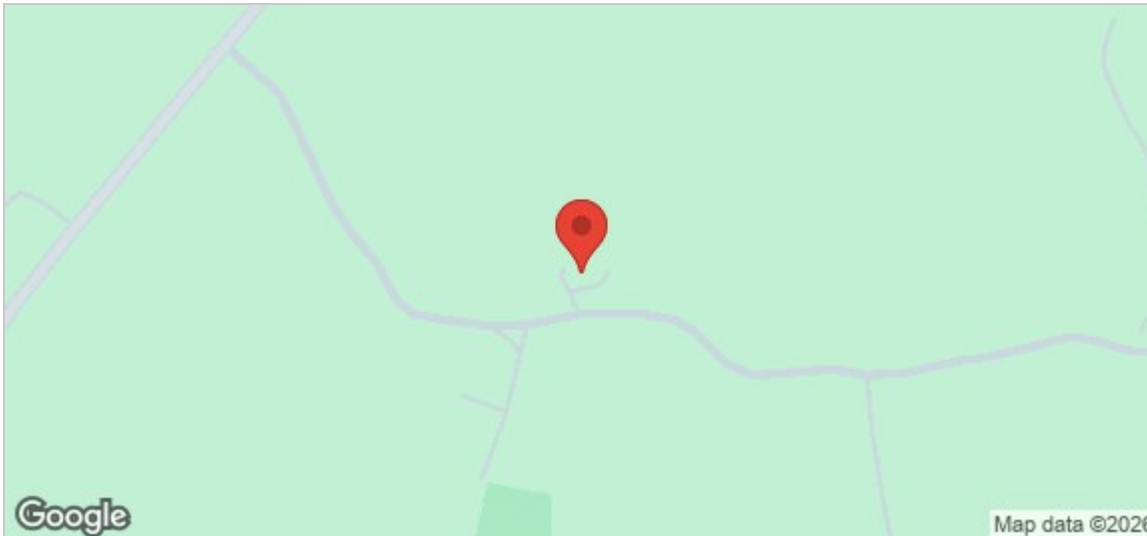


FIRST FLOOR



GROUND FLOOR

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Living Room
15'7" x 15'5" (4.75 x 4.72)

Dining Room
16'6" x 16'2" (5.04 x 4.95)

Office/Snug
12'8" x 10'9" (3.88 x 3.30)

Kitchen/Dining Room
17'3" x 15'0" (5.28 x 4.58)

Utility
11'7" x 6'2" (3.55 x 1.88)

Conservatory
12'0" x 11'10" (3.66 x 3.63)

Bedroom One
17'3" x 9'6" (5.26 x 2.92)

Ensuite

Bedroom Two
15'10" x 9'10" (4.83 x 3.00)

Ensuite

Bedroom Three
12'9" x 11'6" (3.90 x 3.53)

Bedroom Four
12'8" x 11'6" (3.87 x 3.52)

Bedroom Five
8'8" x 6'5" (2.65 x 1.97)

Bathroom

Garage
16'6" x 9'3" (5.05 x 2.83)

Dorchester 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. The red outline on images is an indication of boundary and should be verified with your solicitor at point of sale.

Property type: Grade 2 listed detached

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
[checker.ofcom.org.uk/](https://www.ofcom.gov.uk/broadband-checker/)

Dorchester Disclaimer

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(82 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(46-54) E		(55-68) D	
(39-45) F		(46-54) E	
(31-38) G		(39-45) F	
(1-30) Not energy efficient - higher running costs		(31-38) G	
(1-20) Not environmentally friendly - higher CO ₂ emissions		(1-20) Not environmentally friendly - higher CO ₂ emissions	
65	28		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	