



**THE OLD SCHOOL, CHURCH LANE, EAST STOKE, WAREHAM**  
**£875,000 FREEHOLD**

This is a unique opportunity to acquire an outstanding semi-detached Victorian cottage, formerly the village school and converted into a characterful, residential property in the early 1990s retaining its original architectural footprint. It is considered to date back to the 1850s and is of brick construction under a tiled roof.

Steeped in character and reflecting the area's rich architectural history, the cottage has been meticulously renovated to offer a charming home with a wealth of original features. It stands in an attractive rural enclave and has a most picturesque landscaped garden with magnificent views of the adjacent countryside from the first floor.

Immaculately presented throughout, the interior has a feeling of contemporary warmth creating a graceful, relaxed home offering an easy living style with spacious accommodation. The impressive galleried living room, high ceilings, architectural windows, rooflight and veluxes amplify the space and flood the property with natural light. Contemporary additions include the stylish kitchen and newly fitted shower rooms all to suit the demands of modern living.

The Old School is situated along Church Lane in the desirable hamlet of East Stoke which lies on the south side of the River Frome flowing through to Poole Harbour. Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline. It is about 4 miles from the Saxon walled town of Wareham and approximately 2 miles from the village of Wool, both of which have a main line rail link to London, Waterloo (approx 2.5-3 hours). Wareham is well served with a number of schools, restaurants, cafes, supermarkets and independent shops, museum, dentist and doctors.



Presented throughout with a neutral decor to maximise the light and spatial feeling, the superbly fitted kitchen welcomes you to this delightful home. The kitchen area has a rooflight providing additional light and is fitted with stylish grey units, contrasting worktops, freestanding Range cooker and a suite of integrated appliances; it has been designed to incorporate a small dining area. Leading off, the utility room has worktops and a sink providing a useful storage and working area.

The imposing open plan South facing dual aspect living/dining room spans the full width of the property with high ceilings and a row of windows accentuating the space and light. The fireplace is fitted with a woodburning stove and there are spiral staircases at each end of the room leading to the upper floor. There is also a conservatory with access to the rear South facing terrace, a self-contained one bedroom suite at the front, a further bedroom at the rear and bathroom on this level.

On the first floor, there is an expansive galleried landing with a large roof terrace leading off to enjoy the magnificent countryside views. The dual aspect principal bedroom is at the front of the property and has the benefit of an en-suite shower room. Bedrooms 2 and 3 are of similar size and are at the rear of the house enjoying views over the rear garden. All rooms on this floor have a velux window.

Outside, there is parking for two vehicles at the front and the garden entrance has an attractive wall with railings above. The picturesque country garden is extensively planted and landscaped to enjoy through the seasons and is bound by a mix of fencing. To the front there is a paved pathway, with lawn and flower and shrub borders. To the side there is a further paved area with pergola and storage cupboards. The South facing garden at the rear has a large paved terrace, lawn and flower and shrub borders.

All viewings must be accompanied and are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode for **SATNAV BH20 6AW**.

#### **SERVICES**

Mains water, electricity and gas. Private sewage system.

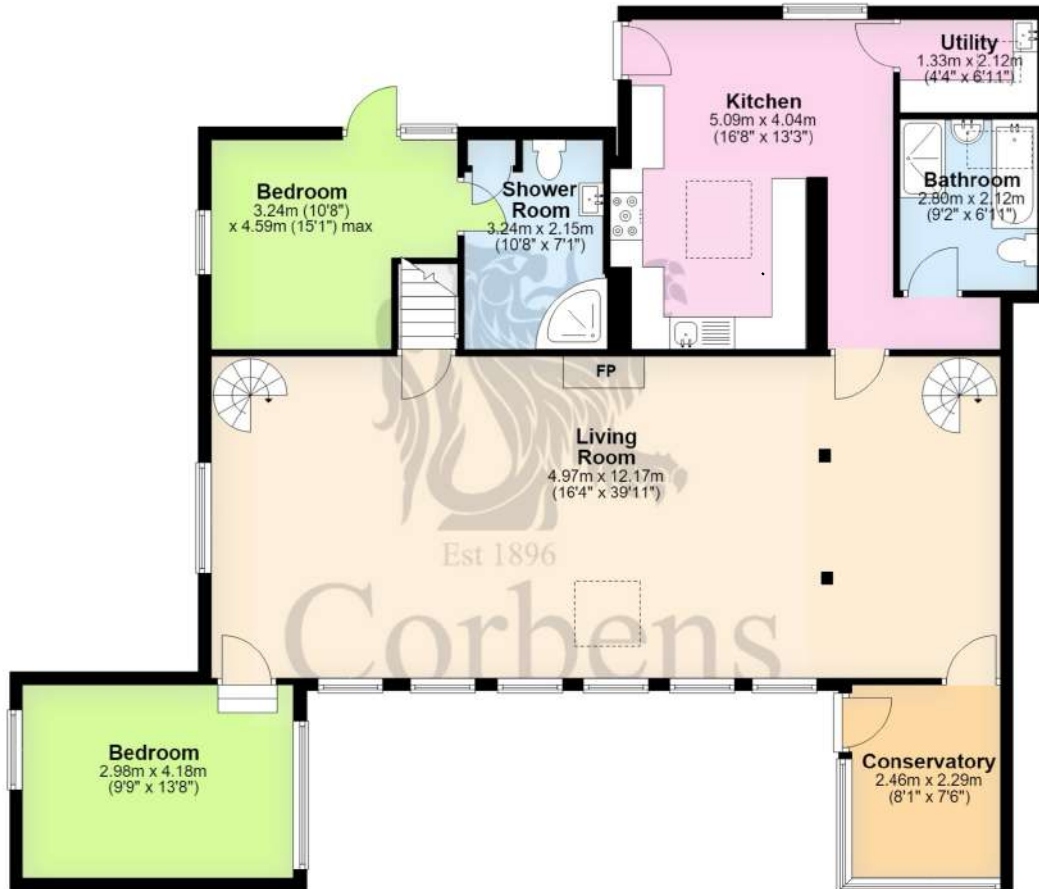
Council Tax Band D - £2,668.41 for 2026/27

Property Ref: WAR2320

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	72	79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
	G		
Not energy efficient - higher running costs			

Awaiting EPC

Ground Floor



First Floor



Total Habitable Floor Area  
Approx. TBC m<sup>2</sup> (TBC sq ft)

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.







