

FOREMAN'S COTTAGE, 2 WEST STREET, SWANAGE

£750,000 Freehold

This superior Grade II listed Purbeck stone cottage is situated in the centre of the sought after and most picturesque village of Kingston.

The exterior of Foreman's Cottage reflects the area's rich architectural history, whilst the well planned interior has a feeling of contemporary warmth creating a relaxed home. It offers an easy living style with period features including original cast iron fireplaces and bringing us up to date, a family cinema room in the garden. The living room could form a third bedroom. Of historic note, it was formerly the "Foreman of the Estate Workers cottage" constructed in 1840, with an extension to the rear having been added in more recent times. It is built of natural Purbeck stone under a slate tiled roof.

Located in one of the most attractive areas in the UK, there are inland and coastal walks to Chapman's Pool and Houns Tout Cliff nearby. Within the village there is the Scott Arms public house and the impressive St James' Church and tower. It is eminently suitable as either a main residence or as an investment.

The village of Kingston is situated on the Purbeck Ridge above the historic Castle Ruins of Corfe Castle, and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline. Kimmeridge Bay, the stunning Lulworth Cove and a wealth of dramatic coastal walks are nearby.



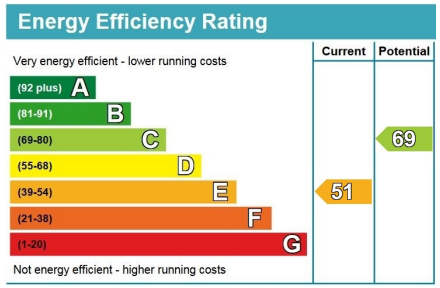


The cottage welcomes you with its neutral decor throughout amplifying the space and light. There are two superb reception rooms both with original cast iron, tiled fireplaces; the sitting room has dual aspects. At the rear of the cottage is a superb dual aspect open plan kitchen/dining room overlooking the rear garden. The kitchen area is fitted with a comprehensive range of stylish white units with contrasting worktops and a suite of integrated appliances. A stable door from the kitchen and double glazed sliding doors from the dining area lead to the rear garden and terrace with views over the valley to the Purbeck Hills, harmoniously blending the indoor/outdoor living space. Leading off the kitchen, a shower room and separate utility room completes the accommodation on the ground floor.

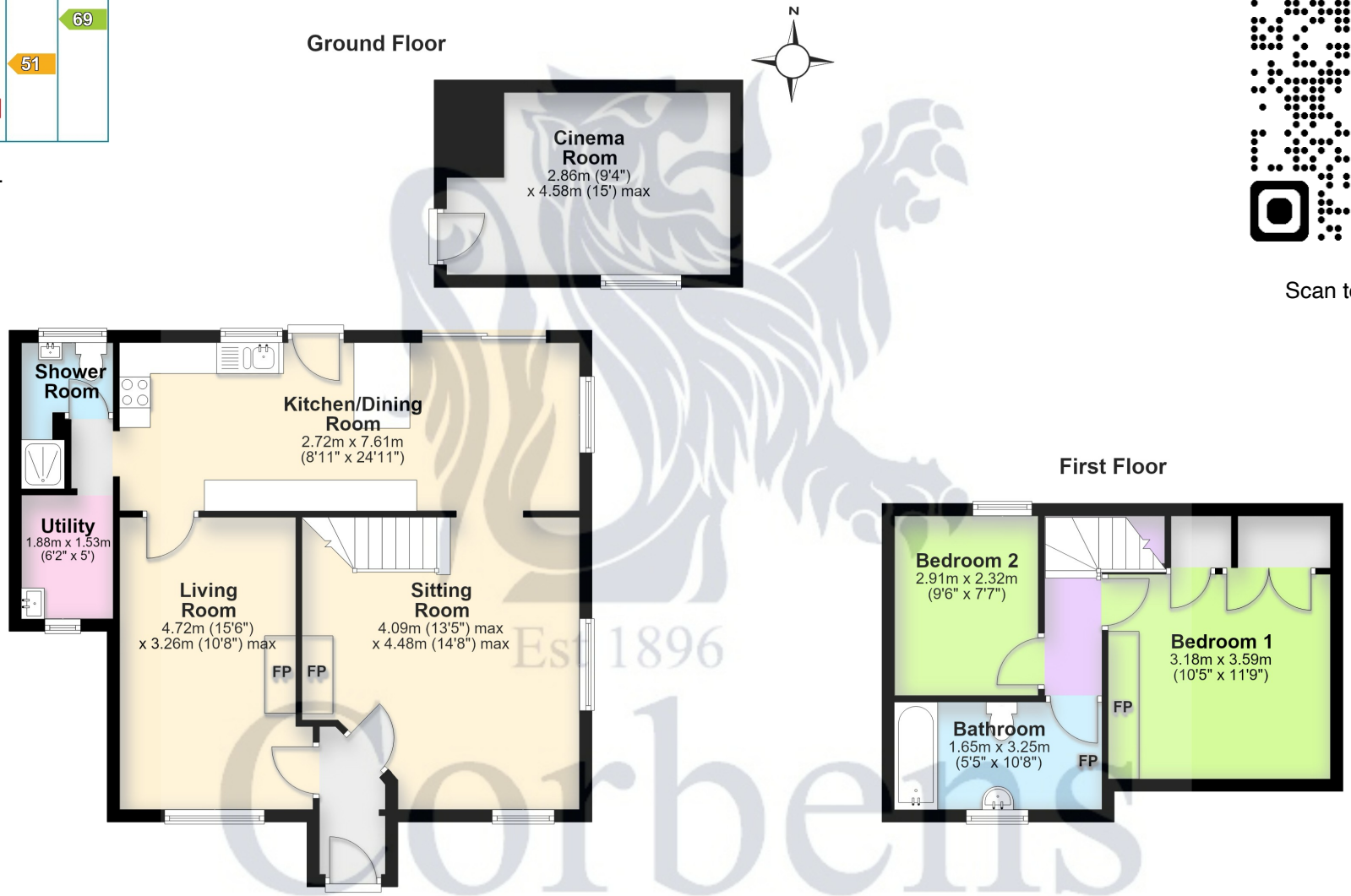
On the first floor, there are two bedrooms. Bedroom 1 is a good sized double and has an original cast iron, tiled fireplace and fitted wardrobes. Bedroom 2 overlooks the rear garden and enjoys views across the valley to the Purbeck Hills. The family bathroom is fitted with a white suite including panelled bath with shower attachment, WC, wash hand basin, cast iron fireplace and feature solid oak bordering.

The gardens to the front and rear are mostly lawned with flower and shrub beds, with fine views over the valley to the Purbeck Hills from the rear garden. The gardens are bound with stone walling and are partly screened with mature shrubs and trees at the rear. There is a stone built cinema/entertainment room in the garden.

Viewing is highly recommeded and are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH20 5LH.**



Total Floor Area Approx.
92m² (990sq ft)



Scan to View Video Tour

Property Ref: KIN2379
Council Tax Band E - £3309.93 payable for 2026/27

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.





Est 1896
Corbens









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Corbens






Kingston
Tanks
Track
108.2m
Vicarage
Scott Arms (PH)
THE LANE
Spinney Hill
Woodside
Graveyard
Path (um)
TCB
116.4m
118.3m
WEST STREET
GP
Shelter
Farriers
The School House
The Old Church of St James
123.1m
124.4m
St James's Church
Wr T
133.2m
127.7m
SOUTH STREET
Kingston House
Badgers
South Cottage
Encombe Estate Office
133.5m
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Getmapping plc 2011. Plotted Scale - 1:2500
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