Symonds & Sampson



Thatchers Cottage

Church Lane, Wool, Wareham, Dorset

Thatchers Cottage

64 Church Lane, Wool, Wareham
Dorset, BH20 6DD

A delightful Grade II listed detached thatched cottage offering 4/5 bedrooms, situated in a highly desirable lane within the sought-after village of Wool, backing onto the Lulworth Estate.

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- Grade II listed detached thatched cottage
- Beautifully proportioned, characterful accommodation
- Four bedrooms, with a flexible fifth bedroom/study
- Principal bedroom with en suite
- Three spacious reception rooms
- Attractive, private rear garden
- Off-road parking for multiple vehicles
- 5 miles from Lulworth Cove on the Jurassic Coast

Guide Price £575,000

Freehold

Dorchester Sales
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THE PROPERTY

Thatchers Cottage is a charming period home that retains a wealth of original features including exposed beams, fireplaces and a striking inglenook. The property is presented in good order and enjoys a peaceful position within Church Lane, with immediate access to countryside walks across the Lulworth Estate just moments from the front door.

The cottage is predominantly rendered beneath a traditional thatched roof and is approached via a covered entrance porch which leads into the welcoming sitting room. This attractive reception space features a fine inglenook fireplace with brick and stone surround, exposed beams and parquet flooring, creating a warm and characterful atmosphere. An opening leads through to a further reception room which enjoys a window seat overlooking the front aspect and a feature fireplace with exposed stonework.

The kitchen/breakfast room forms the heart of the home and is a particularly impressive space, fitted with a range of base and wall units and centred around a three-door Aga. The room offers generous space for a farmhouse-style dining table and enjoys views over the rear garden, with glazed doors opening directly into the conservatory.

The conservatory provides a light-filled additional reception area with Purbeck stone flooring and views across the garden.

Further ground floor accommodation includes a useful utility room, a shower room and a study, providing an ideal space for home working.

On the first floor, the principal bedroom has a high vaulted ceiling and outlook over the rear garden. It benefits from an en suite bathroom. There are three further bedrooms, all have built-in storage, served by a family bathroom.

OUTSIDE

The property enjoys a particularly attractive garden setting. Immediately to the rear is a sunken patio terrace, ideal for outdoor dining and entertaining, with steps leading up to an area of lawn bordered by mature shrubs and trees. To the side of the cottage there is a hardstanding area providing off-road parking for several vehicles.

SITUATION

Located within the popular village of Wool, the property benefits from a good range of local amenities, including a doctor's surgery, pharmacy, library, first school, and two public houses. Wool also has a mainline railway station with direct services to London Waterloo.

Additional facilities can be found in Wareham (approximately 6 miles) and the county town of Dorchester (approximately 12 miles). The area is renowned for its scenic footpaths and is just a short drive from the stunning Lulworth Cove and Durdle Door on the Jurassic Coast, a designated World Heritage Site.

DIRECTIONS

What3words///copper.livid.loved

SERVICES

Mains water, gas, electricity and drainage are connected.
Gas fired central heating.

Broadband - Superfast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk)

Council Tax Band: G (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property falls within a conservation area.
Photos were taken in February 2025.







Church Lane, Wool, Wareham

Approximate Area = 1779 sq ft / 165.2 sq m
Limited Use Area(s) = 75 sq ft / 6.9 sq m
Total = 1854 sq ft / 172.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1416701

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