



Rose Cottage

Sackville Street
Winterborne Kingston
Blandford Forum
DT11 9BJ

A stunning and quintessential English Grade II Listed 17th Century Cottage with an abundance of character and charm in a sought-after village location.



- Grade II Listed
- Sympathetically modernised and in stunning order
 - Cosy sitting room with inglenook fireplace
- Picturesque setting with a wealth of charm and character
 - Beautifully maintained gardens
- Peaceful village location close to large towns
 - Large gravelled driveway & garage

Guide Price **£450,000**

Freehold

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ACCOMMODATION

This quintessential and charming, character Grade II listed thatched cottage built in 1640 is situated in the heart of Winterborne Kingston. The cottage is nestled in a particularly peaceful location and has been sympathetically maintained exuding period charm with modern touches, all impeccably finished. In typical rural fashion, the more commonly used entrance is through a timber stable door, into the utility/boot room. This area is well equipped with shaker style units, providing plentiful storage, in addition to a Belfast sink, and an integrated washing machine/tumble dryer. The shower room is accessed from here, comprising a large contemporary shower cubicle, hand wash basin, w.c. and heated towel rail plus plenty of storage. The thoughtfully designed kitchen/breakfast room is a charming and practical space, featuring a 5-ring gas hob, electric oven, integrated dishwasher, and fridge, as well as high-quality quartz countertops, ample floor and wall-mounted units, and a quartz-topped breakfast bar. The original cottage entrance, and what could be considered the "front door" enters into the cosy sitting room. This stunning space features a most attractive inglenook fireplace with a wood burner and a front aspect view. The dining room is a well-proportioned space that could be equally adept as a snug, office, or ground floor bedroom should it be desired. The master bedroom is a double with pleasant views across the village and includes built-in wardrobes. The second

bedroom is a further double with fitted wardrobes and overlooks the garden. Completing the first floor, the cloakroom comprises of a w.c. and hand wash basin.

OUTSIDE

Approached via Sackville Street, the property is accessed by a 5-bar wooden gate over a gravel driveway that offers parking for multiple vehicles, in addition to a single garage. The picturesque walled garden is secluded and well landscaped, predominantly south-facing and ideal for gardening enthusiasts. It includes a variety of flower beds interspersed with pathways and lawn areas. To the West of the property is a useful shed and a gravelled area for dining al-fresco enjoying the stunning views over this gorgeous cottage garden.

SITUATION

Winterborne Kingston is a village approximately 6.5 miles from the Georgian Market Town of Blandford Forum, approximately 14 miles from Poole and approximately 12 miles from the County town of Dorchester. Amenities in the village include a church, village hall, public house and a primary school, all of which are located in easy walking distance of the property and a regular bus service. Being part of the 'Red Post' parish, there is a thriving community spirit within the village with a range of activities on offer at the hall. Bere Regis is approximately two miles distant

offers a convenience store, post office, doctors' surgery with pharmacy, and a hair salon. The surrounding towns of Wareham, Blandford, Poole and Dorchester all offer a good selection of shops, commercial facilities, cafes and restaurants. The property is well placed for access onto the A31/A35 route network for the surrounding area. The A31 provides links east to the M27/M3 routes for Southampton and London. The A35 gives access into Poole (E) and to Dorchester and the West Country.

DIRECTIONS

what3words///busy.galloping.inert

SERVICES

Mains electricity and water. Private septic tank. Oil fired heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- Exempt Grade II listed

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>



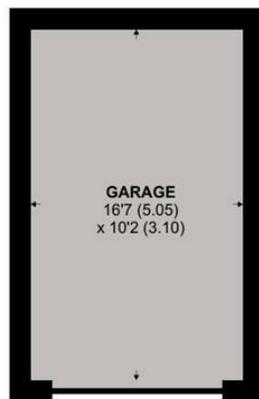
Sackville Street, Winterborne Kingston, Blandford Forum

Approximate Area = 1004 sq ft / 93.2 sq m

Outbuilding = 168 sq ft / 15.6 sq m

Total = 1172 sq ft / 108.8 sq m

For identification only - Not to scale



GARAGE



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1403253



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