



23 Kimmeridge

Wareham, Dorset, BH20 5PE

3 Bedroom Semi Detached Cottage

A Well-Presented Grade II Listed 3 Bedroom Semi-Detached Cottage, Set in a picturesque location on The Isle of Purbeck.

The Property Benefits from a Large Garden with Country Views and Off Road Parking.

£1,550 per calendar month | Available end October 2026

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



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Wareham
Dorset
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Description & Location

A delightful three-bedroom semi-detached cottage with a large garden and off-road parking. The property is located in the sought-after Isle of Purbeck village of Kimmeridge. The village lies within a conservation area surrounded by attractive countryside, designated an Area of Natural Beauty.

The property is close to the coast which has been accorded World Heritage status. The village of Kimmeridge provides a variety of amenities including The Etches Collection – Museum of Jurassic Marine Life, Clavell's Restaurant, The Fine Foundation Marine Centre and boasts the best rock pooling and safest snorkeling site in Dorset! The towns of Wareham and Swanage both provide a good variety of shopping, educational and recreational facilities. Other towns to note include the County town of Dorchester, Poole, and Bournemouth with access to Poole available from Studland via the car ferry. Communications in the area include the A31 to the north at Bere Regis and a mainline railway station at Wareham with a regular service between Weymouth and London Waterloo. There is also the Isle of Purbeck Golf Club at Studland and Wareham Golf Club near Wareham.

Accommodation

The ground floor comprises:

KITCHEN/BREAKFAST ROOM 17'4 x 10'0

DINING ROOM 13'4 x 6'11

SITTING ROOM 16'3 x 13'7

HALL and CLOAKROOM

The first floor comprises:

BEDROOM 1 16'3 x 13'5

BEDROOM 2 13'1 x 10'10

BEDROOM 3 11'10 x 6'11

FAMILY BATHROOM

OUTSIDE

The property benefits from a large, extensive garden and off-road parking.

EPC

The house has an EPC rating of E40.

Availability

The property is available from End October 2026.

Services

The property is heated via oil fired central heating.

Mains water, drainage and electricity are connected to the property.

Council Tax

Band F Dorset Council.

Terms

The rent is £1,550 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £360 is payable to secure the property (see further details and conditions in our fee summary) and £1790 is payable as a security deposit.

Photos



Restrictions

Pets by application.

Viewings

Strictly by prior appointment through Fowler Fortescue.

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