



OLIVER MILES

Chartered Surveyors
Estate Agents

Corfe Castle, Wareham

Asking Price: £375,000



Grade II Listed Cottage in centre of HISTORIC VILLAGE. Spacious accommodation. 3 Bedrooms. Off road parking & small courtyard garden.

UOD0162

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Wareham BH20 4NN

- Grade II Listed Period Cottage
- Centre of Village with Some Hill Views
- 3 Bedrooms

- Small Courtyard & Off Road Parking
- Gas Central Heating
- NO FORWARD CHAIN

LOCATION & DESCRIPTION

The property is situated in the historic village of Corfe Castle adjoining The Square with all its amenities. It is thought to have been built during the 1700's and is built of stone to the front elevation under a stone roof. Features include a large living room, 3 bedrooms, off road parking, gas central heating and a small enclosed rear courtyard garden.

ACCOMMODATION

GROUND FLOOR

SMALL ENTRANCE LOBBY

LIVING ROOM (W)

6.6m x 4.5m narrowing to 3.7m (21' 7" x 14' 9" narrowing to 12' 1") Purbeck stone fireplace with open hearth, window seats and two built-in cupboards.

INNER HALLWAY

Stairs to first floor.

KITCHEN/BREAKFAST ROOM (E)

4.5m x 3.9m (14' 9" x 12' 9") Range of fitted worktops with drawers and cupboards under, inset 1.5 bowl composite sink and wall cabinets. Integrated appliances include under oven with ceramic hob and filtration hood over, fridge, dishwasher and washing machine. Gas fired boiler serving heating radiators and hot water. Airing cupboard with insulated hot water cylinder and fitted immersion heater. Walk-in cupboard. Door to rear courtyard.

FIRST FLOOR (Split level)

LANDING

Access to loft.

BEDROOM 1 (W)

6.4m x 4m max. (21' x 13' 1" max.) Recessed wardrobe.

BEDROOM 2 (W)

3m x 2.9m (9' 10" x 9' 6") Window seat.

BEDROOM 3 (S)

3.1m x 2.8m (10' 2" x 9' 2")

BATHROOM (E)

Bath with mixer tap and shower attachment, wc, pedestal wash basin. Part tiled walls.

OUTSIDE

Parking Space to the front of the property. **Rear**

Enclosed Courtyard measuring approximately 4m x 3m (19' 10" 1" x 3)

SERVICES

All mains services connected. Gas fired central heating.

COUNCIL TAX

Band 'E' - £2053.66 payable 2015/16.

VIEWING

By appointment only through the agents, OLIVER MILES (01929 426655)



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