

Beautifully Presented Grade II Listed Semi-Detached Cottage

Tenure: Freehold Approx 87 sq metres (936 sq ft)

**1 Rose Cottages,
Warmwell, Dorset. DT2 8HG**

Price £399,950

- Entrance Lobby
- Lounge with Wood Burning Stove
- Dining Room & Study
- Kitchen
- Bathroom
- 3 Double Bedrooms
- Oil Central Heating
- Delightful Gardens
- Good 'Off-Road' Parking
- Access to Countryside Walks
- Near to Local Amenities & Jurassic Coast
- Lovely Family Home or Holiday Retreat

Beautifully presented, Grade II listed, semi-detached cottage in the small hamlet of Warmwell, which lies near to the Jurassic Coast & within a short drive of Dorchester & Weymouth. Nearby are useful local amenities & the Railway Station at Crossway. This period property has been refurbished in recent years & will make a wonderful family home or holiday retreat. Set on a delightful plot, having a private rear garden with direct access to countryside walks. Viewing Recommended!

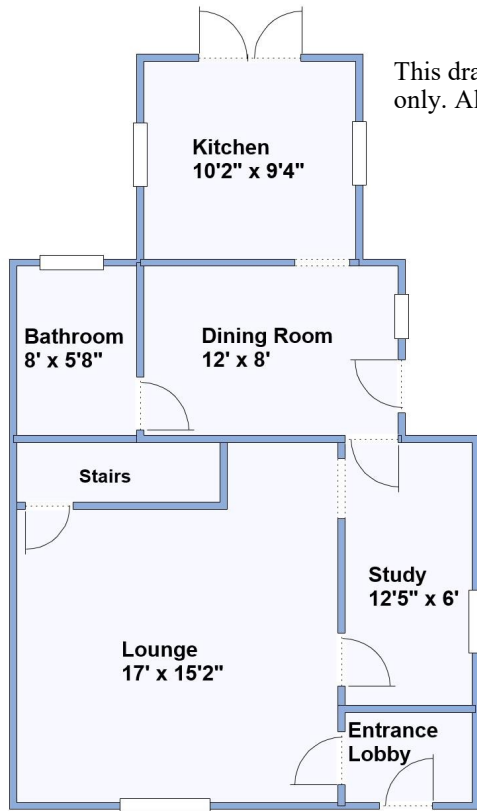
Accommodation and approximate room sizes:

- **Entrance Lobby:** Quarry tiled floor. Original front door.
- **Lounge:** Feature fireplace with wood burning stove. Original front window. Door to staircase.
- **Study:** Original side aspect window.
- **Dining Room:** Tiled floor. Door to side elevation & garden.
- **Kitchen:** A recently installed kitchen with shaker style cupboards & wood worktops. Built-in oven. Plumbing for washing machine & space for fridge. Double doors to rear garden..
- **Bathroom:** Panelled bathroom comprising panelled bath with mixer tap & electric shower over. Pedestal wash basin & WC.
- **Landing:** Stairs from lounge.
- **Bedroom1:** Ample double-sized room. Feature fireplace. Original front window with field view.
- **Bedroom 2:** Ample double sized room. Original front window with field views.
- **Bedroom 3:** Ample double-sized room. Original side aspect window.
- **Oil Central Heating** (new system installed approx 2020)
- **Delightful mature garden** with secluded patio area having wooden pergola. The remainder is laid to lawn with well stocked shrub & flower borders. Timber shed. Rear gate providing access to countryside walks.
- **Council Tax Band 'C'**
- **Energy Rating 'E'**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04867





This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

