



# PURBECK PROPERTY

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IN WAREHAM

5 South Street  
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**A DELIGHTFUL 3-4 DOUBLE BEDROOM GRADE II LISTED COTTAGE  
REQUIRING COMPLETE UPDATING IN THE  
PICTURESQUE HAMLET OF EAST KNIGHTON.  
NO FORWARD CHAIN**



# Moorland Cottage, East Knighton, Dorchester DT2 8LL

## GUIDE PRICE £400,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symptoms and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location:

This characterful cottage is set in the rural hamlet of East Knighton within walking distance of a local Public House. In the local vicinity is the village of Winfrith Newburgh which is a designated Area of Outstanding Natural Beauty; it is set in between the market towns of Wareham & Dorchester with the nearest beaches at Lulworth Cove. The village boasts a post office, public house, village shop, church, primary school & a village hall with a number of community activities.

### Measurements:

Lounge	21'11" (6.69m) x 11'6" (3.51m)
Kitchen/Diner	25'4" (7.73m) x 11' (3.37m)
Conservatory	10'8" (3.27m) x 6'10" (2.08m)
Cloakroom	5'2" (1.56m) x 3'2" (0.97m)
Bathroom	8'8" (2.64m) x 6'11" (2.13m)
Bedroom 1	11'8" (3.57m) x 9' (2.75m)
Bedroom 2	13'1" (3.94m) x 12'2" (3.71m)
Bedroom 3	12'7" (3.85m) x 10' (3.05m)
Bedroom 4	12'8" (3.87m) x 10'8" (3.27m)
Gardeners WC	4'3" (1.30m) x 3'9" (1.15m)
Workshop	20'8" (6.31m) x 7'9" (2.38m)
Garage	20'8" (6.31m) x 8' (2.46m)

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### The Property:

This characterful cottage is accessed at the front into a spacious sitting room with glass panel windows on either side looking out to the front garden with a radiator beneath both. A feature of the room is a fireplace with stone surround & an inset gas fire with a bread oven behind. There are stairs to the first-floor accommodation with under-stairs storage space below.

An inner hallway has a cupboard housing the hot water tank & shelving with further cupboards to the side. There is a radiator & inset sliding door glass fronted cabinets. At the rear of the property is a cloakroom with a wc & an opaque upvc double glazed window. Next door is the bathroom which has a wash hand basin, a bidet & a bath/shower cubicle with a wall mounted electric shower with splashback tiling surrounding. The room has an opaque upvc double glazed window to the rear aspect, a heated towel rail & an integral cupboard with shelving.

The main hallway then opens out into the kitchen/diner which has a double door cupboard with shelving & an inset glass fronted sliding door cabinet with a radiator beneath. The kitchen has a one & a quarter bowl sink with side drainer set into work surface with splashback tiling surrounding. A four-ring gas hob is set into the work surface with oven & grill to the side (neither appliances are currently working). There is space & plumbing for a washing machine, a dishwasher, a tumble drier & space for an upright fridge/freezer. There are matching cupboards at base level with drawers & a pull out bin with the work surfaces incorporating a breakfast bar with an integral wine rack, display shelving & cabinets. The dining area has windows to the rear & to the side aspects & an opaque door out to the conservatory. There is a radiator & space for dining table & chairs. The conservatory has double glazed windows to the front aspect with matching door & roof. Off this room is a gardeners cloakroom comprising of a wc & an outside tap.

There are two double bedrooms downstairs. The first bedroom with two glass panelled windows overlooking the front aspect with window seating with drawers beneath, matching bedside cabinets sliding door wardrobes & a dressing table.

The second enjoys a dual aspect with glass panelled windows to the front to the side. A feature of the room is a pull-down bed, a radiator & access to the loft via a hatch.

From the lounge stairs lead up to the first-floor accommodation where there is a landing area/bedroom with a glass panelled window to the front aspect with a radiator beneath. There is space for a bed if desired, access to the loft via a hatch & two double door wardrobes with hanging rails. A further door leads through into the main bedroom which is a double sized room with glass panelled windows to the front aspect with a radiator beneath.

### Garage & Parking:

The driveway is accessed to the side of the property providing parking for a number of vehicles. There is a double garage/workshop with one side having an up & over door & the other side being open with power & light.

### Garden:

The front of the property has a large, enclosed garden with a patio/path in front of the property. The garden is mainly laid to lawn & comprises of fruit trees, shrubs & hedges. There is a well & a summerhouse. The garden sweeps round to the side of the property where there is a patio area abutting the conservatory ideal for BBQ's & entertaining.

