



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A RE-FURBISHED CHARACTERFUL & MODERN 3 BEDROOM HOME
SET WITH A LARGE ENCLOSED GARDEN
& VIEWS OF CORFE CASTLE
NO FORWARD CHAIN**

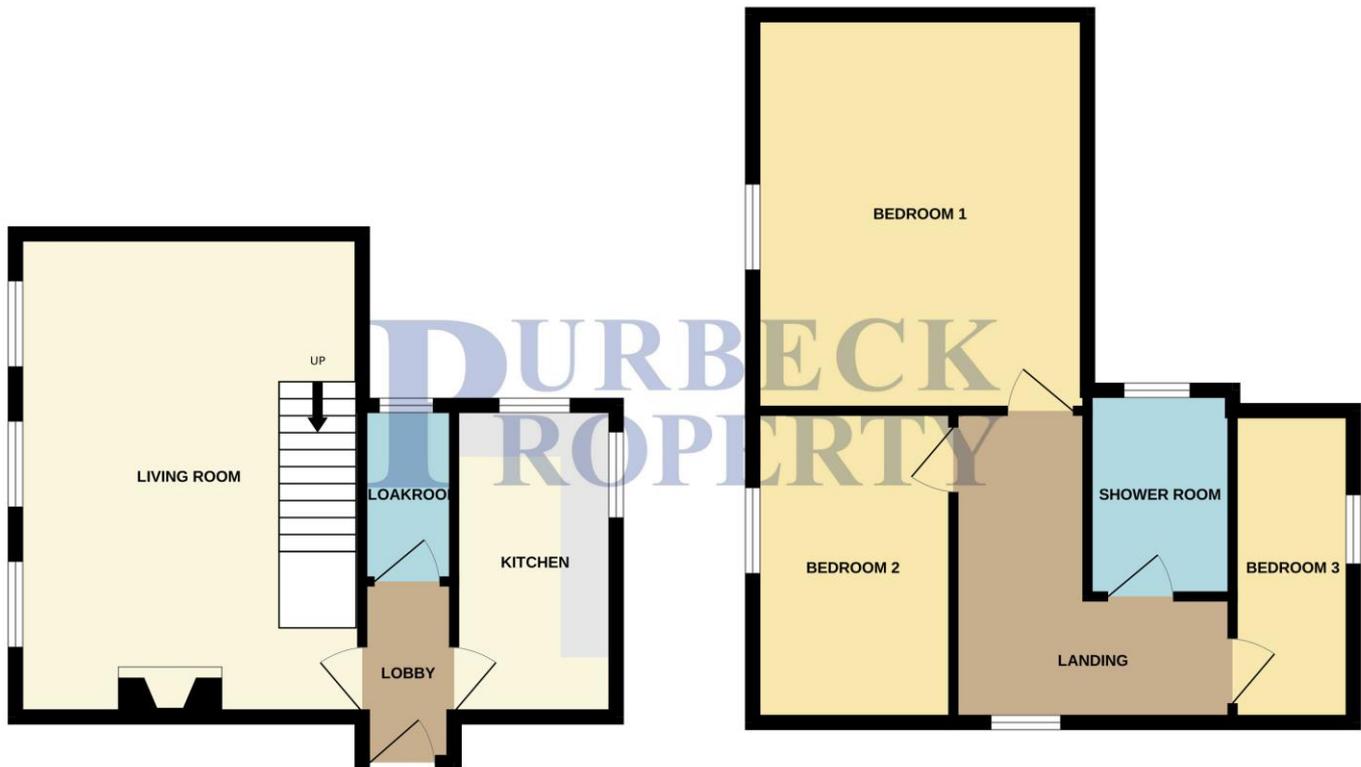


West Street, Corfe Castle, Dorset, BH20 5HE

PRICE £525,000

GROUND FLOOR

1ST FLOOR



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

This spacious home is set in the picturesque village of Corfe Castle with its historic castle ruins, steam train, shops & restaurants. Behind the property is a delightful walk across the common to Corfe Village with delightful countryside views along the way. There is also access to fabulous walks on the Purbeck Hills & to the Jurassic Coast. The towns of Swanage & Wareham are not far away each with their individual charm. Swanage having the sandy beaches & Wareham having its Quay & main line train station to London Waterloo.

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The Property:

This characterful & modern refurbished grade 11 listed cottage is accessed via a double glazed opaque front door leading through into an entrance vestibule. Where there is laminate flooring flowing through into the kitchen.

The kitchen has a modern range of fitted cupboards at base and eye level with soft closing drawers. Set into the work surface is a four ring ceramic hob with extractor & light above & a fitted oven below. There is also a sink with side drainer set into the work surface with splash back surrounding. There are two secondary glazed windows out to the rear garden with a continuation of the laminate flooring. Included in the sale is a dishwasher, a washing machine & an upright fridge freezer.

The spacious living room has sash windows overlooking the front aspect with two radiators below & stairs up to the first floor accommodation. The feature of the room is a brick open fireplace.

The downstairs cloakroom has a continuation of the laminate flooring with a low level WC, a wash hand basin set into the vanity unit with storage below, splash back tiling, a boiler & an opaque window to the rear aspect with a radiator below .

The first floor landing has a secondary glazed window overlooking the garden with views of the Purbeck hills and a radiator beneath.

The spacious master bedroom has secondary glazed sash

window to the front aspect with a radiator below & benefits from an additional radiator as well as access to the loft via a hatch.

The second bedroom is a double sized room with a radiator and a sash window with secondary glazing with views towards Corfe castle.

The third bedroom is a single sized room/ home office with a sash window & a radiator below out to the side aspect.

The modern shower room comprises of a wc, a wash hand basin set to vanity unit with storage below & a double shower cubicle with rainfall & handheld shower attachments. There is also floor to ceiling tiling, a heated towel rail & an opaque window to the side aspect.

Garden:

The enclosed rear garden is predominantly laid to lawn with a path abutting the property gaining access to the outside shed as well as an outside sink & tap. Steps lead up to the lawn area where the garden enjoys views of Corfe Castle.

Parking:

Permits for parking are available from the national trust

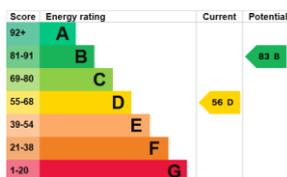
Measurements:

Lounge	18'8"	(5.69m)	x	13'3"	(4.04m)
Kitchen	12'	(3.65m)	x	6'2"	(1.88m)
Cloakroom	7'5"	(2.27m)	x	6'2"	(1.88m)
Bedroom 1	15'3"	(4.65m)	x	12'	(3.56m)
Bedroom 2	12'6"	(3.8m)	x	7'8"	(2.35m)
Bedroom 3	12'	(3.65m)	x	4'6"	(1.39m)
Bathroom	7'10"	(2.41m)	x	5'6"	(1.58m)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.