



SCAN QR FOR VIDEO



COCKNOWLE HOUSE  
(COCKNOWLE)  
CHURCH KNOWLE  
BH20 5NT

BACK ON MARKET - FIRST TIME BEING SOLD IN 28 YEARS

Charming & Characterful 4 Bedroom Detached quintessential thatched property in outstanding 'heart of Dorset' location with unique, elevated position — offering outstanding country and coastal walking, expansive rural views and in a vast garden plot.

Guide Price £1,800,000

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& HALL

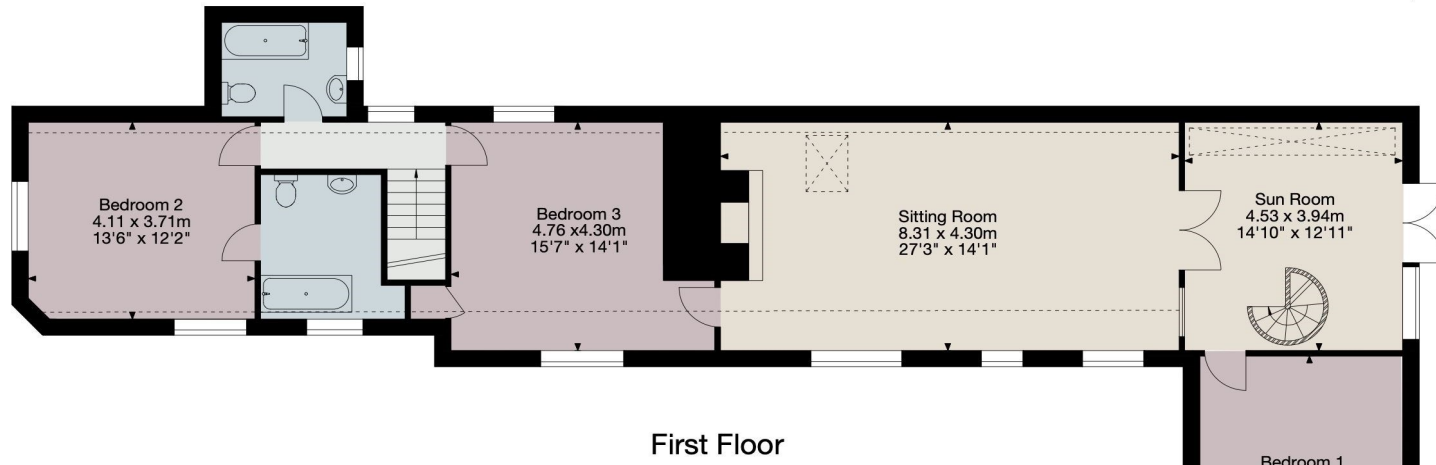
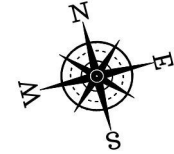


**Cocknowle House, Cocknowle, Wareham, Dorset BH20 5NT**

**Gross Internal Area (Approx.)**

234 sq m / 2,518 sq ft

(Incl. Areas of Restricted Height)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	30	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

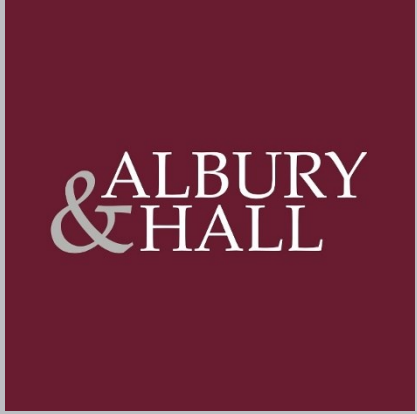
**ALBURY & HALL**



A TRUE IDYLIC ESCAPE – THIS  
QUINTESSENTIAL DORSET  
THATCHED COTTAGE LYING IN  
THE HEART OF THE PURBECK  
VALLEY WITH EXCEPTIONAL  
COUNTRY & COASTAL WALKS.

COCKNOWLE HOUSE is a substantial  
and characterful detached 'Chocolate  
Box' property that was fully re-built  
from the foundations and extensively  
refurbished by the current owners.  
Offering expansive & elevated rural  
views from all principal rooms, the  
accommodation comprises 4 spacious  
Bedrooms, 2 Living Rooms, Sun Room,  
Kitchen / Dining, Boot Room. Private  
Driveway & Detached Garage.

All sitting on a unique, generous and  
elevated south facing plot, with  
manicured gardens, spacious Terrace  
seating areas and patios offering  
spectacular platform views.



*Located in the hidden gem of Cocknowle in this pretty village location – this nostalgic  
thatched property is arguably one of the finest examples of a chocolate box characterful  
cottage in the heart of Dorset.*



# SET IN THE HEART OF THE PURBECK VALLEY



WAREHAM—ARNE PENINSULA



SWANAGE BAY—PURBECKS—KIMMERIDGE BAY



STUDLAND BEACH—CHAIN FERRY—SANDBANKS

BORDERED BY NATIONAL TRUST PROTECTED LAND—PATH LEADING DIRECT TO COASTAL & RURAL WALKS

COCKNOWLE HOUSE  
& GARDEN



CHURCH KNOWLE VILLAGE & PUB





**THE MAIN HOUSE**—Cocknowle House is thought to date back to the 17th century, with later additions and is built of Purbeck Stone elevations under a thatched roof. This charming house is typical in style of the area and has been sympathetically extended and in the last 20 years refurbished and improved whilst retaining many of the original character features.

This is a spacious, light and bright home with fantastic views from principal rooms afforded from cottage-style windows. With the property not being listed, it is also a blank canvas for the new owners to put their own style with many opportunities for expansion (STPP).

The current owners are currently undergoing the works for a brand new thatch replacement across the entirety of the roof for the benefit of the next custodians.





## GROUND FLOOR

**KITCHEN/ DINING**—The farmhouse-style Kitchen is characterful in design with original flagstone flooring, a range of wooden cupboards and an Aga Cooker set within a beamed Inglenook. This is open plan with ample space for a large Dining table and views to the front of the property. There is also a walk-in Pantry.

**THE RECEPTION ROOM / SNUG** —in the heart of the home is the most characterful space with beams overhead, exposed Purbeck Stone walls, Flagstone flooring plus a notable Inglenook Fireplace with large open fire making a cosy snug area to relax.

**STUDY / GUEST ROOM**— Also located on the ground floor, this spacious and characterful room could be utilised as a Study / Guest Room.

**BOOT ROOM—UTILITY**

A useful and sizeable Boot Room is fitted with wardrobes plus space for all utilities.

**CLOAKROOM-** fitted with WC & sink





# GROUND FLOOR





## FIRST FLOOR

**LIVING ROOM** —The impressive, vaulted ceiling with exposed beam living room is a light-filled open space with velux windows and elevated views. This room is also accentuated with a Purbeck Stone feature wall with in-built log burning stove and log store.

**THE SUN ROOM** — entered via the wooden spiral staircase, the Sun Room features an exposed Purbeck stone wall, high vaulted ceilings and ample light, with Patio doors opening on to the Patio and expansive Terrace and grounds beyond.

**MASTER SUITE**—is a spacious double with vaulted & beamed ceiling, dual aspect views over the Purbeck hills beyond and fitted with an Ensuite Bathroom with freestanding roll-top Bath, WC, sink.

**BED 2**—a spacious double with vaulted & beamed ceilings, exposed Purbeck stone plus views over the Purbeck hills beyond.

**BED 3**—a spacious double with built-in wardrobes plus a feature fireplace with dual aspect views.

**FAMILY BATHROOM**— traditionally fitted with Bath, WC, Sink





# FIRST FLOOR





TERRACE & PATIO







- Elevated south-facing position
- Generous Plot with expansive rural views
- Manicured garden, Patio seating areas & Terrace
- Driveway for ample cars plus Detached Garage
- Land beyond National Trust owned & protected – offering uninterrupted views
- Jurassic Coastal path leading direct to Creech– Church Knowle







COCKNOWLE HOUSE



Viewing by appointment through sole agents:

**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

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