



**24 Corfe Road
Stoborough
BH20 5AB**

**BEAUTIFUL 3 BEDROOM COUNTRY COTTAGE
WITH ORIGINAL FEATURES, A MATURE
LANDSCAPED GARDEN & PARKING FOR TWO
VEHICLES – WITHIN A SHORT WALK OF
WAREHAM TOWN CENTRE
Guide Price £725,000**

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24 Corfe Road is a beautiful, characterful cottage steeped in history, offering spacious accommodation with three bedrooms. Dating back to the early 1700s when it was built as an inn, the property still enjoys many original features, including wooden beams and a fireplace with bread oven. The current owners of the property have taken care to preserve several ancient titles, photos and historic papers, providing further colour and interest to the charming cottage's history. With over three hundred years of stories carried within its walls, these documents will be fascinating for both the next owners and local historians alike.

The property has been tastefully decorated to complement its natural charm, with soft hues and lots of natural materials used to create a sense of timeless comfort and homeliness. Ceilings are high throughout, giving the cottage a surprisingly spacious feel. A sense of country character is felt the moment one enters the front door, with stained glass windows, curved walls and a solid tiled floor. There are two cosy reception rooms downstairs, as well as a light and bright kitchen, adjoining utility and a handy cloakroom. Upstairs one is presented with three good sized bedrooms, the family bathroom and an en suite from the master. Established gardens at the rear of the property have ample room for growing vegetables, playing ball games and al fresco dining. There is also off road parking for two cars through an archway from the road.

Situated on the edge of the popular rural village of Stoborough and just a gentle, flat stroll from the Saxon walled town of Wareham, the cottage is ideally located to enjoy the nearby river and countryside on foot or two wheels. The village pub and primary school are close by, as is the Saturday market on the Quay, which is a delightful place to collect provisions without turning on one's engine. The sandy beaches of Studland and Swanage are just a 20 minute drive, with the mainline train station to London located just the other side of Wareham town.



The two main reception rooms to the front of the cottage have a cosy and charming feel, with a log stove in the lounge and the original fireplace and bread oven creating a hugely characterful feature in the dining room.

The living room has good quality wooden flooring, a picturesque stained glass window and alcoves either side of the log stove. These are ideal for book storage or for providing a delightful focal point to display posies from the garden or feature artwork. The dining room is especially lovely, with exposed brickwork and wooden beams. It has ample space for a large dining table to seat the whole family at those special occasions throughout the year.





The downstairs accommodation continues into a good sized traditional country kitchen, large enough for a dining table or kitchen island at its centre. With wooden units, generous worktop space and an attractive butler sink, it is a bright and airy hub of the home.

Adjoining this is the utility room, which has a handy sink and under counter space for laundry facilities. It also provides a place for outdoor clothing and footwear storage if needed, as it is located at the end of the welcoming entrance hall.

Completing the cottage's ground floor amenities is the cloakroom, which is laid to tile and of a good size.



Character and charm continue upstairs, with three good sized bedrooms as well as the family bathroom. Each bedroom is tastefully decorated with carpeted floor, has delightfully high ceilings and enjoys views across the greenery of the established garden and over to the Stoborough meadows beyond.

The two largest double bedrooms have windows facing both east and west, so benefit from morning and afternoon sunlight. The master bedroom has a spacious en suite shower room, with the family bathroom boasting a good sized shower as well as a beautiful freestanding roll top bath. The third bedroom is also a comfortable double in size, with an easterly aspect for optimal morning light.





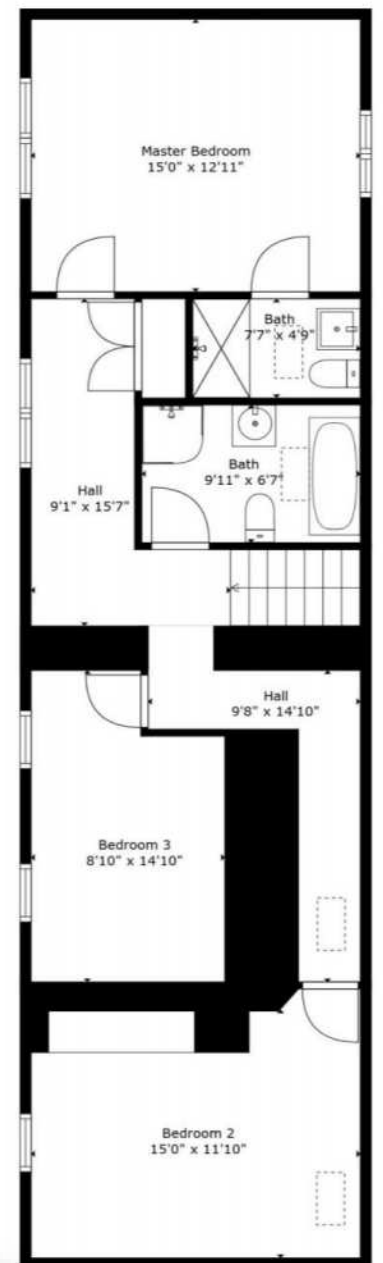
Outside, 24 Corfe Road continues to delight. The secluded garden is to the rear of the property and has been lovingly landscaped and maintained. Mature trees and established shrubs give the space depth and colour throughout the seasons, and two ponds further the variety of this natural haven.

The garden is tiered, and as one walks up the left side there is a large and good quality summerhouse or workshop. This is an ideal spot to enjoy a quiet cup of tea, or serve as an excellent studio for any art or practical craft. Reaching the top of the garden, the path follows the boundary fence where one is afforded stunning views towards the Saxon walled town of Wareham and the River Frome.

Unusual for many of the properties along this stretch of Stoborough village, the outside space is completed with two off road parking spaces reached under the archway.



Floor 1



Floor 2

Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61D	77C
39-54	E		
21-38	F		
1-20	G		

TOTAL: 2017 sq. ft

BELOW GROUND: 1133 sq. ft, FLOOR 2: 884 sq. ft

EXCLUDED AREAS: CARPORT: 167 sq. ft





Viewing by appointment through sole agents:

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