



**WESTON COTTAGE, WORTH MATRAVERS**  
**£650,000 - Best Offers by 12 Noon, Friday 19 August**

This most attractive Grade II Listed Purbeck stone semi-detached cottage is quietly situated in a superb position on the edge of the picturesque village of Worth Matravers. There are views of the sea down the Winspit Valley from the garden and it is close to the World Heritage Coastline and the renowned beauty spots of Winspit and Chapmans Pool.

The exterior reflects the area's rich architectural history and the interior has a feeling of relaxed warmth offering an easy living style with some fine original character features. This delightful cottage seamlessly unites the peace and tranquility you would expect of a character home and the peacefulness of the open countryside around. The original building is thought to date back to the 18th Century although it has been enlarged and improved since that time.

Worth Matravers stands on a headland about 1 mile from the sea and is nationally renowned for its scenic beauty. The area is particularly known as a haven for walkers and naturalists and has remained completely unspoilt over the years. 4 miles to the East is the seaside resort of Swanage, and the market town of Wareham is some 9 miles distant, the latter having a main line rail link to London Waterloo (some 2.5 hours). Much of the area is classified as being of Outstanding Natural Beauty.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 42284**. The postcode for SATNAV is **BH19 3LJ**.



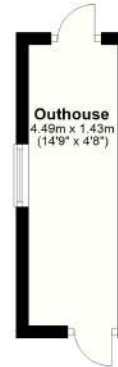
The living room enjoys good views of open countryside and welcomes you to this charming cottage. It has a polished stone fireplace and is decorated in a neutral decor to accentuate the light. The first floor is accessed from this room. The kitchen is at the rear of the cottage and has a vaulted ceiling. It is fitted with an attractive mix of cream units and shelving with ample space for a family dining table and a door to the rear garden. To the side of the kitchen is a cloakroom and family bathroom. The master bedroom is at the front of the cottage on the ground floor. A second WC and large landing with restricted height and staircase to the lower floor completes the accommodation on this level.

On the lower floor, there are two games rooms both with flagstone floors and beamed ceilings, one of which used to be the old dairy for the adjoining farm. In addition there is a utility room with a shower and WC. There are two doors leading to the rear garden, one from the smaller games room, the other from the utility room. The accommodation on the first floor comprises a second double bedroom and large attic room which could be converted to form further residential accommodation, subject to planning consent. Views of open countryside and the sea in the distance can be appreciated from this bedroom.

Outside the front garden is lawned with flower and shrub borders and an attached open fronted garage. At the rear, the walled cottage garden is paved and there is a Purbeck stone outhouse with vaulted ceiling and electric light and power.

Total Floor Area Approx. 112m<sup>2</sup> (1,206 sq ft)

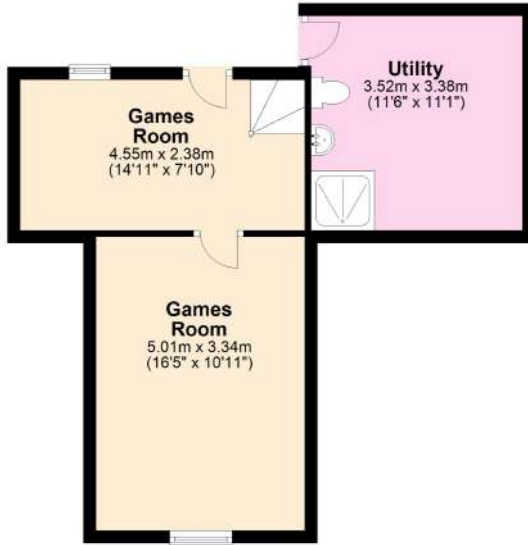
**Ground Floor**



**Outhouse**  
4.49m x 1.43m  
(14'9" x 4'8")



**Basement**



**Games Room**  
4.55m x 2.38m  
(14'11" x 7'10")

**Utility**  
3.52m x 3.38m  
(11'6" x 11'1")

**Games Room**  
5.01m x 3.34m  
(16'5" x 10'11")



**Landing**  
4.38m (14'5") max  
x 2.49m (8'2") max

**Kitchen**  
5.00m x 4.03m  
(16'5" x 13'3")

**Bathroom**  
1.77m x 1.76m  
(5'10" x 5'9")

**Bedroom 1**  
3.94m x 3.43m  
(12'11" x 11'3")

**Living Room**  
4.78m x 4.36m  
(15'8" x 14'3")

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**First Floor**



**Attic**  
4.55m x 3.58m  
(14'11" x 11'9")

**Bedroom 2**  
4.57m x 3.49m  
(15' x 11'5")

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Services: Mains water, electricity and drainage. Oil central heating.

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



Weston Cottage, Weston Farm, Worth Matravers, Swanage, Dorset, BH19 3LJ



