



4 SOUTH STREET, KINGSTON
£425,000

This charming, Grade II Listed, Purbeck stone cottage is situated in the heart of one of the most attractive areas in the UK, the picturesque village of Kingston. It is thought to have been constructed during the early part of the 19th Century and has a number of character features including an inglenook fireplace, beamed ceilings and Purbeck flagstone flooring.

South Street leads to inland and coastal walks to Chapman's Pool and Houns Tout cliff. Within the village there is the Scott Arms public house and the impressive St James' church and tower. It is eminently suitable as either a main residence or as an investment and an internal inspection is highly recommended.

The village of Kingston is situated on the Purbeck Ridge above the historic Castle Ruins of Corfe Castle, and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline. Kimmeridge Bay, the stunning Lulworth Cove and a wealth of dramatic coastal walks are nearby.



This attractive period residence with characterful accommodation has a spacious living room featuring a large inglenook stone fireplace and built-in storage. The kitchen is fitted with a range of light units, contrasting worktops, stainless steel sink and integrated appliances. An archway leads to the bright dining area, which enjoys views across the garden to open country. The modern family bathroom completes the downstairs accommodation.

On the first floor, there are three bedrooms. Bedroom one is a good sized double with fitted wardrobes at the front of the property benefitting from views of St James' Church. Bedrooms two and three are both good sized singles, bedroom two has similar views to bedroom one and bedroom three enjoys views of the garden and open country at the rear.

The attractive open garden is situated to the rear of the cottage adjoining open farmland and side access to the road.

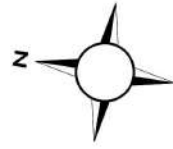
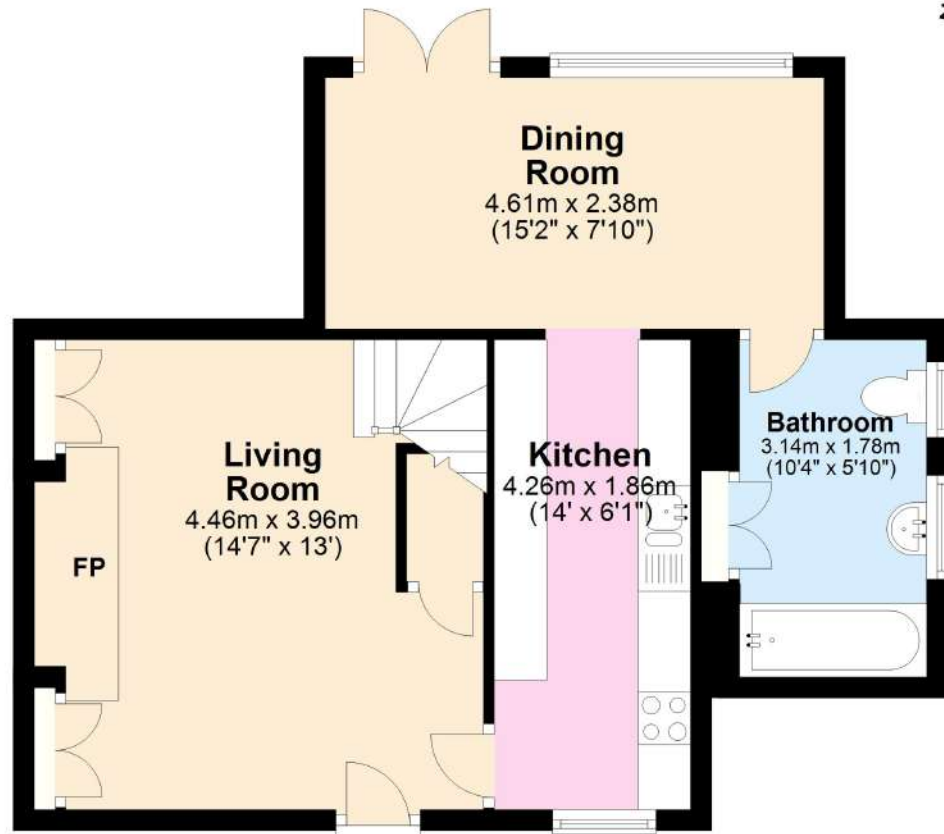
Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH20 5LL**.

Property Ref KIN1613

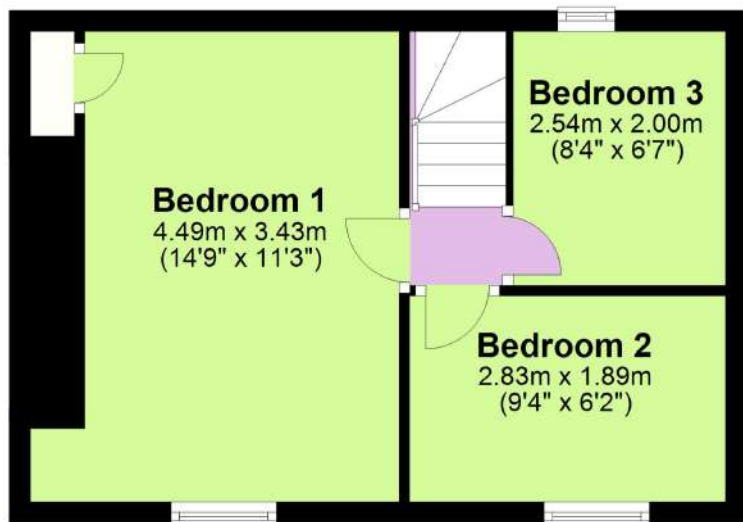
Council Tax Band D

Total Floor Area Approx. 73m² (785 sq ft)

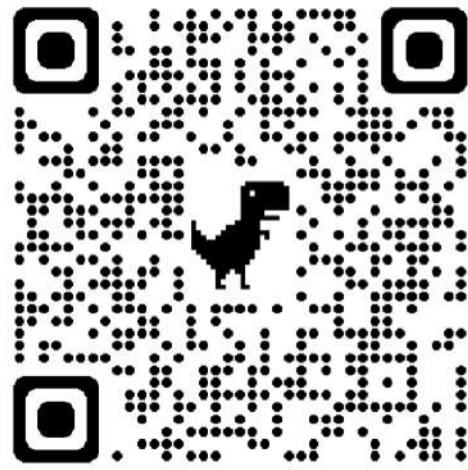
Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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