



9 SOUTH STREET, KINGSTON
£725,000

This attractive Purbeck stone residence is well situated in the centre of the picturesque village of Kingston. South Street leads to inland and coastal walks to Chapman's Pool and Houns Tout. Within the village there is the Scott Arms public house and the impressive St. James' Church and tower.

'9 South Street' is a charming period property which has undergone a meticulous and sympathetic extension and renovation resulting in an exceptionally fine home with a particular focus on natural light. The exterior reflects the area's rich architectural history whilst the interior has a feeling of contemporary warmth creating a graceful, relaxed home offering an easy living style. It is eminently suitable as either a main residence, second home 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.

Services Estate water and sewerage. Mains drainage and electricity.
Nest controlled heating system including smoke and carbon monoxide alarms.



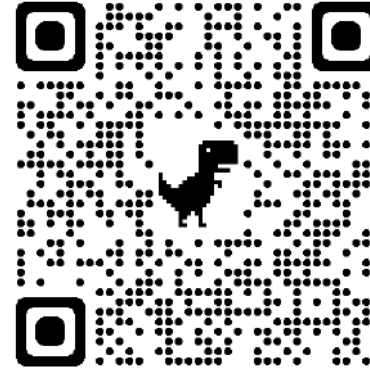
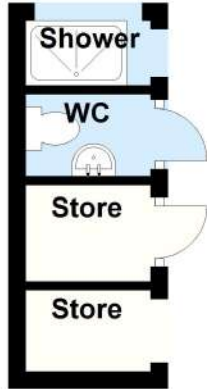
'9 South Street' boasts a number of character features, combined with stylish modern luxury. The large dual aspect living room features a Purbeck stone inglenook fireplace with wood burning stove, beamed ceiling and stone tiled floor. The dining room is a good sized second reception room with feature brick fireplace, wood burning stove and stone tiled floor. The kitchen overlooks the garden with views to open country beyond and is fitted with a range of light In-frame units, contrasting wooden worktops and integrated appliances including fridge, dishwasher, washing machine and freezer. In addition oven, induction hob and extractor. The modern wet room with large walk-in shower completes the accommodation on the ground floor.

On the first floor, there are three bedrooms; bedroom one is dual aspect and enjoys views of St. James' Church at the front and over the garden to open country at the rear. Bedroom two is also a good sized double with views to open country. Bedroom three is a single at the front of the property. All bedrooms have beamed ceilings.

The attractive landscaped garden is situated to the rear of the cottage and adjoins open farmland. It is mostly laid to lawn with flower and shrub beds, Purbeck stone BBQ and sink, store, outdoor WC, covered shower area and wood store with full outdoor lighting on a timer. Three large stone paved patios provide perfect outdoor seating and dining areas to enjoy the sun throughout the day. The property also has the considerable advantage of off-road parking with EV charging.



Ground Floor



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			

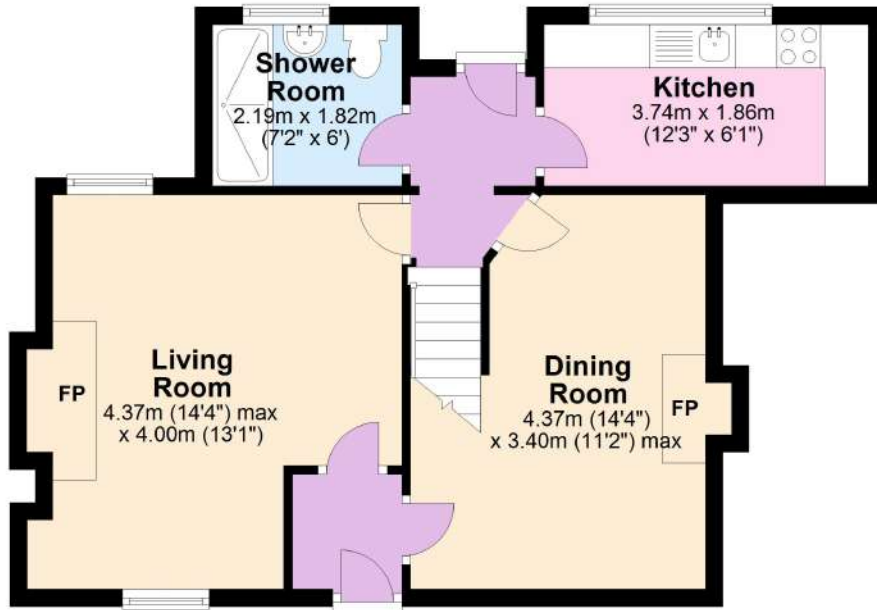
Rateable Value £3,600
current Rates Payable £1,796.40

Property Ref KIN1817

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



Total Floor Area Approx. 81m² (872sq ft)



First Floor





9 South Street, Kingston, Corfe Castle, Wareham, Dorset, BH20 5LL



