



10 SOUTH STREET, KINGSTON, NR CORFE CASTLE
£675,000

10 South Street, Kingston, Nr Corfe Castle

This attractive and picturesque Grade II Listed Cottage is situated in a sought after semi-rural location in the village of Kingston, approximately 2 miles from Corfe Castle and 7 miles from the market town of Wareham, the latter having main line rail link to London Waterloo (approx. 2½ hours). Kingston is in the heart of the Isle of Purbeck, close to the World Heritage Jurassic Coastline which includes many secluded picturesque coastal bays and the safe sandy beaches of Studland, Swanage and Shell Bay.

The cottage is thought to date back to the early 19th Century and is constructed of stone walls under a stone slate roof. The property is well presented with neutral decor throughout with some attractive exposed walls of natural Purbeck Stone and wood stripped flooring.

Upon entering the cottage, the inner porch opens into the living room which has East and West aspects and attractive feature fireplace. From here, the inner hall passes the ground floor shower room and leads through to the kitchen/breakfast room with double doors to the rear garden. Bedroom 3 is also situated on the ground floor and is currently being used as a sitting room.



The first floor accommodation comprises bedrooms one and two, both of which are of a good sized and provide ample room for double beds or two twin beds. Bedroom one also benefits from a dual aspect (East and West). The family bathroom suite is situated on this level and comprises a free standing, roll top bath, washbasin and WC.

The cottage is deceptively spacious with versatile accommodation and with all mains services connected. One of the finest features of this property is the large garden which is situated to the rear of the property. The garden is mostly laid to lawn with mature shrubbery border and is adjoining vast open country.

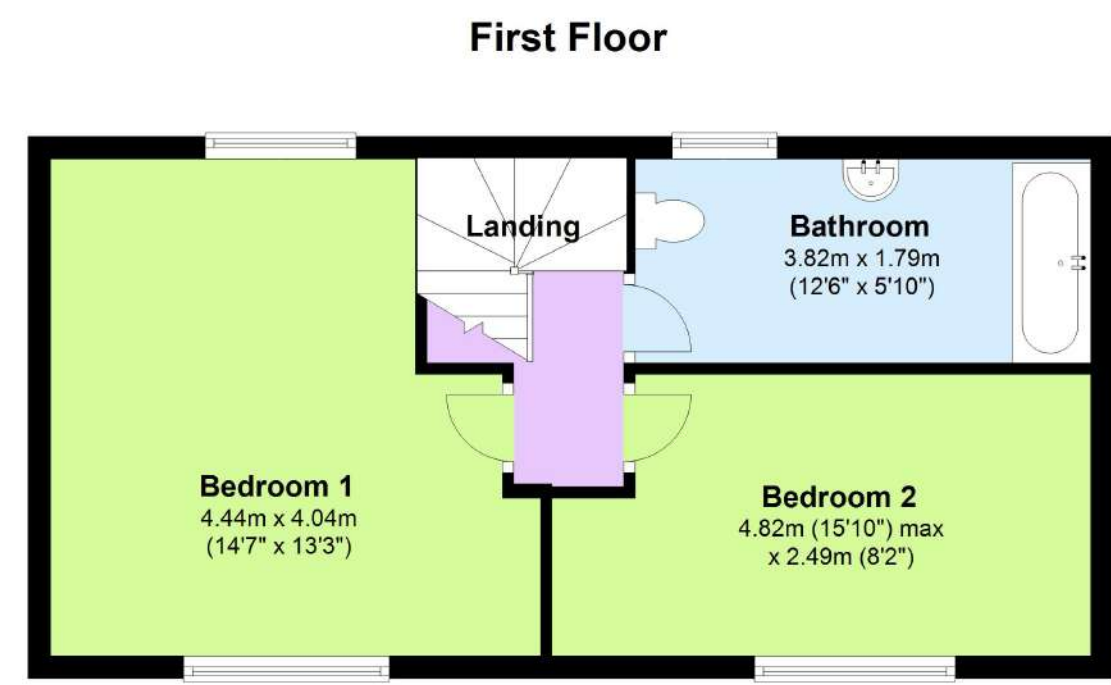
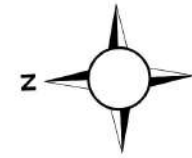
The property must be viewed to appreciate and all viewings must be accompanied. Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284.**

Estate water and sewerage. Mains drainage and electricity.

Property Reference KIN1908

Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			



Approximate Total Floor Area - 106m² (1140.97 sq ft)

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.





Kingston



SOUTH BETH

Tack

Tanks

108.2m

Vicarage

THE LANE

Spout Arms (PH)

Spinney Hill

Woodside

Graveyard

Path (un)

TCB

116.4m

WEST STREET

GP

Shelter

The Old Church of St James

123.1m

Farmers

The School House

St James's Church

W/T

124.4m

133.2m

127.7m

Kingston House

SOUTH BETH

Badgers

South Cottage

Encombe Estate Office

133.5m

10.2m

