



Rose Cottages
Warmwell

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered with no onward chain, is this Grade II Listed, semi-detached family home, full of character and charm, nestled in the peaceful village of Warmwell and within a designated conservation area. Accommodation comprises a spacious reception room, kitchen, utility room, three bedrooms and a family bathroom. Outside, the home enjoys a generous mature garden to the side and rear, along with the added benefit of gated off-road parking. EPC rating E.

Warmwell is a picturesque village and civil parish nestled in the heart of the Dorset countryside, just over five miles southeast of Dorchester. With its small population and rural charm, the village offers a peaceful setting, within easy reach of local amenities and attractions. Warmwell is home to several English Heritage-listed buildings, including a striking 17th-century manor house. The village was also the site of RAF Station Woodsford (later renamed RAF Warmwell) from 1937, now transformed into a popular holiday park operated by Parkdean Resorts. Just a short distance away, the neighbouring village of Broadmayne provides everyday essentials, including a village shop and post office, public house, first school, churches, and a garage. The surrounding countryside is perfect for walking and cycling, while the nearby county town of Dorchester offers a wider range of facilities, including the vibrant Brewery Square development, the County Hospital, and direct rail links to London Waterloo and Bristol Temple Meads.



Ground Floor:

A wooden door leads to the front porch, creating the perfect spot to decant outdoor wear before heading into the living accommodation.

A reception room features attractive wood-effect flooring and at the heart of the room, is a central wood-burning stove, set within a wooden surround and mantle, creating a cosy focal point for the room.

The kitchen is in keeping with the style of the home and is fitted with a range of wall and base level units with oak worksurfaces over. There is an integral electric oven and stainless-steel sink and drainer. The utility room, accessed via an opening in the kitchen, offers a 'butler style' sink, further storage options and space and plumbing for a washing machine. French doors open outwards onto the rear garden.

The family bathroom is furnished with a white suite consisting of a panel enclosed bath, WC and pedestal wash hand basin. The room is finished with tiled flooring and part-tiled walls.

A versatile room, which could be suitable as a designated study space, completes the ground floor.

First Floor:

All bedrooms are located on the first floor of the property, and benefit from characterful patterned windows allowing natural light to enter the rooms. Bedrooms one and two are double in size and bedroom one additionally benefits from fitted storage.

Outside:

The garden is a true highlight of the property, beautifully established with a wide variety of plants, shrubs, and mature fruit trees. A patio area to the side, covered by a pergola, creates an ideal space for outdoor dining and relaxation. Additionally, there are two useful timber sheds for storage. To the rear, a gate leads directly onto the Warmwell Estate land, to which we are advised the property enjoys a right of access on to—enhancing the sense of space and connection to the surrounding countryside.



Services:

Mains electricity, private water supply (supplied via the Warmwell Estate) and septic tank (installed 2021). Oil fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is C.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Agents Notes:

Please note the utility room is timber framed.

We are advised by the current owner, that the property has a right of access on to the Warmwell Estate land behind the property, via a pedestrian gate to the rear of the garden.

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit

<https://checker.ofcom.org.uk>

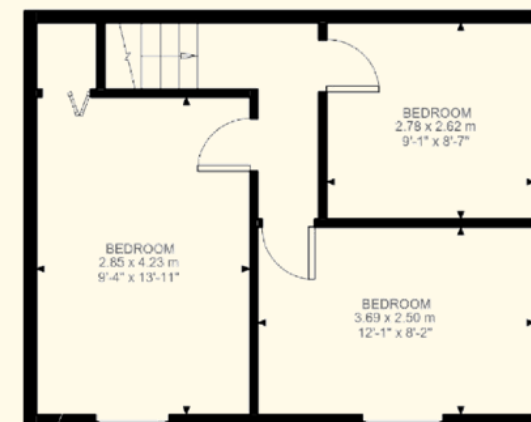
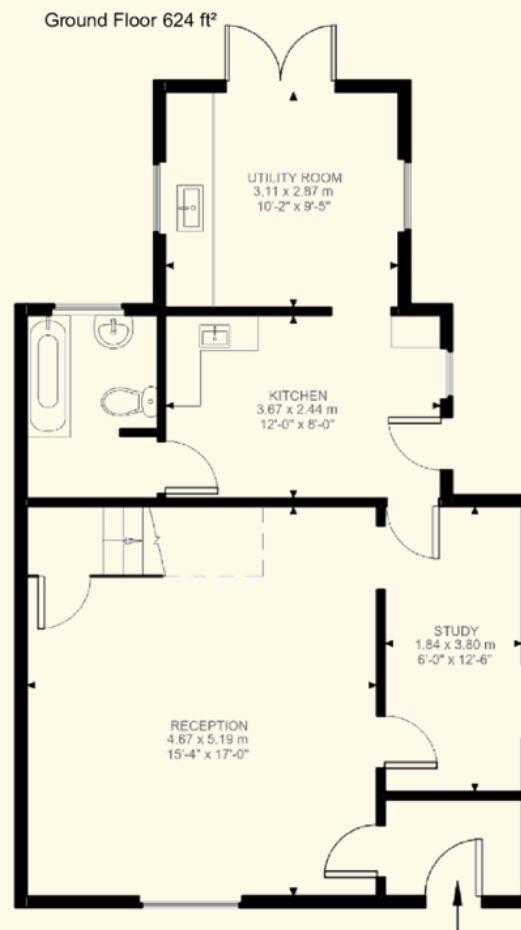


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Warmwell - DT2

Approximate Gross Internal Area

92.83 SQ.M / 999 SQ.FT

KEY: CH = Ceiling Height Restricted
[] = Head Height

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.