

TO LET

Riverside Cottage, Church Green,  
Wareham, Dorset BH20 4ND



PHILIPPA SOLE



£5,000 pcm

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River frontage

3/4 bedroom cottage

All principal rooms have a southerly aspect

High specification Kitchen

Own mooring

Boat house

Wareham village

Breath taking views

Band E - £3,193.77

[Click here for virtual tour](#)

## About this property

Riverside Cottage is positioned on the River Frome in the market town of Wareham. This stunning property has uninterrupted views over the river, the Purbeck Hills, as well as direct access to the water. The lifestyle on offer at Riverside Cottage is unparalleled and the cottage is finished to an exceptional standard throughout.

The principal living areas of the house are on the ground floor and lead from the entrance left and right. The beautifully appointed kitchen is open plan with the dining area with high specification units, marble work tops and an Aga Range. Wooden stairs lead you to the mezzanine lounge with views out to the river and hills beyond - with exposed wooden beams and original restored brickwork, the sitting area offers a cozy space; the views are breath taking. From the kitchen you can access the courtyard garden and lawn leading to the water. Turning right in the hallway you will find that there are three more bedrooms one is currently used as a snug with again doors leading to the courtyard. There is a principal suite with dressing area and en-suite bathroom on the ground floor along with an independent bedroom and bathroom on this floor too. Stairs lead up to another bedroom suite with extensive views over the river and Purbeck hills and beyond.

Outside the garden is split into two areas, there is a courtyard with privacy from the river and the remainder of the lawns lead down the private quay where you can moor your boat. From the garden, steps lead down to a boat store with access directly onto the River Frome. The boat house offers ample storage for paddle boards, canoes, with a winch system in place to aid maneuvering the boats. There are outhouses attached to the cottage available for bike storage and there is parking space for vehicles behind closed gates and space on the lane also.

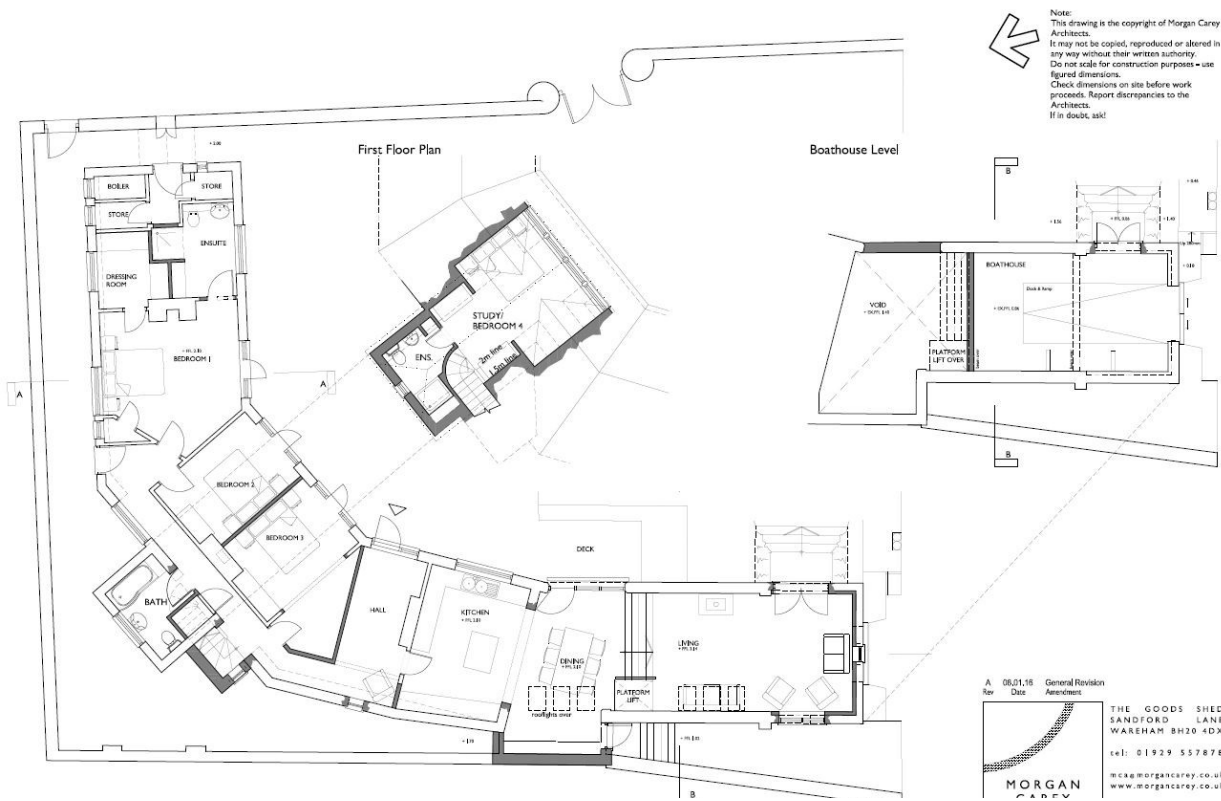




## Location

The Cottage is tucked away within the delightful conservation area of the town with St Mary's church and the exclusive Priory Hotel nearby. Wareham is made up of a charming walled market town and this property is less than a few minute's walk from the main high street, which has a collection of independent shops, a bakery and churches. There are a number of pubs and local restaurants with walks to explore in the surrounding area. Wareham train station has a direct link to Poole, Bournemouth and through to London Waterloo.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	78

EU Directive 2002/91/EC

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