

COTTEES
PLACE
WAREHAM



Stanborough
Construction Ltd



Welcome to Cottees Place

Stanborough Construction Ltd would like to introduce 'Cottees Place', named to preserve the importance of its 20th century roots.

It is a select new development of nine individual homes, nestled amongst landscaped grounds and within the immediate proximity of all local amenities.

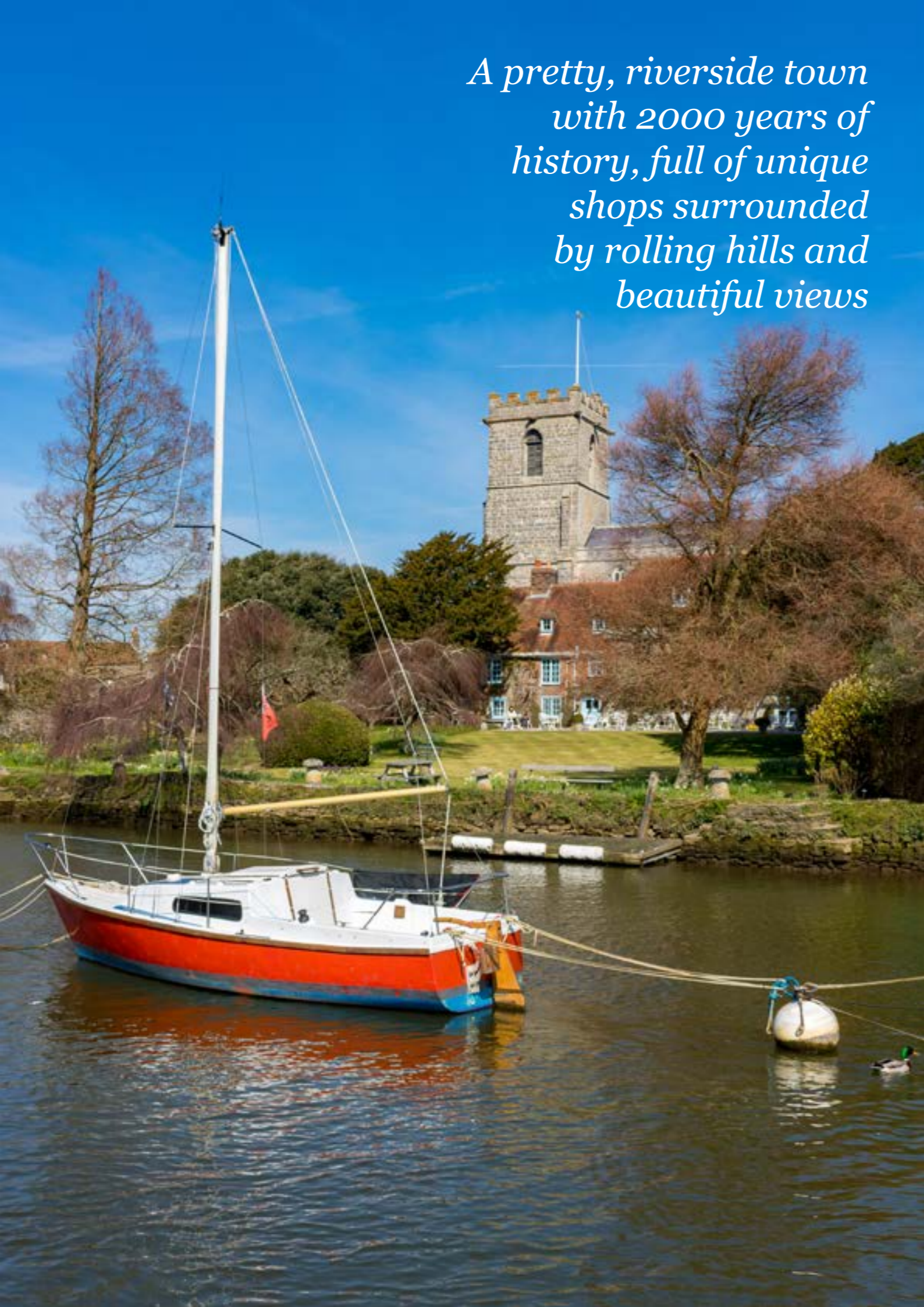
The development has two entrances. On East Street, the architecture is more traditional to reflect the character and charm of Wareham's historic key streets. At the heart of the scheme there is a central courtyard which makes reference to the old bullring and provides a secluded and semi-private shared space, as well as communal front garden. From Wyatts Lane there are two further properties which have a more contemporary feel.

There is a choice of bungalows and houses with either 3 or 4 bedrooms offering individual and flexible layouts.

Each is constructed to maximise space and meet the requirements of today's modern living. The materials and details chosen differ for each property and range from brick, render and timber finishes.

In addition, each home comes with its own oak framed carport and further allocated parking space.

*A pretty, riverside town
with 2000 years of
history, full of unique
shops surrounded
by rolling hills and
beautiful views*



Wareham

Wareham is a charming and picturesque market town situated between the Rivers Piddle and Frome, eight miles south west of Poole with a rich history that goes back nearly 2,000 years. Wareham was originally a Saxon walled town, built to keep out the Vikings in the ninth century and is now a conservation area with over two hundred buildings listed as being of architectural importance. The town expanded in the 20th Century which divided the town into two parts, separated by the River Piddle flood plain.

It boasts a strong community spirit and thriving market style culture. For everyday needs there is a range of amenities including local supermarkets, butchers, bakers and weekly farmer's markets offering local produce for sale. There is also a wide variety of cafes, pubs and restaurants as well independent shops. A few churches, a restored cinema, post office and a Town Hall. The Quay is a central and lively meeting place and is host to many weekly and annual events, with a ferry that cruises from the quayside down the River Frome to Poole.

Wareham is surrounded by several areas of beautiful countryside in all directions with rolling hills, heathland and forests. Almost all of this is easily accessible for walking or cycling. It is ideally situated close to the world famous Jurassic Coast with its picturesque seaside towns and villages.

There is an abundance of nearby attractions including Corfe castle, the Blue Pool, Wareham forest, the Swanage railway, Lulworth Castle, Poole harbour and Brownsea Island, to name just a few. There is something for everyone to enjoy from museums, golf clubs, houses and gardens, as well as a local waterpark and a premier leisure complex. Further afield the bustling towns of Swanage, Poole and Bournemouth offer additional shopping, restaurants and night-life, with golden sandy beaches and an array of water sports.

For families, there are three local primary schools and for those with older children The Purbeck secondary school with includes a sixth form. Additional school facilities can also be found in the wider area.

The Development

The walled town of Wareham has a rich and long history as an important market town and this development is situated on the former market and Cottees Auction House bought in 1926 by Samuel William Cottee.

Since 1211 weekly markets and an annual Fair have been held in Wareham. The markets and fairs were held in various places including the West Walls, in the Corn Exchange, outside the Red Lion and at Jeff's Yard in Mill Lane.

Samuel Cottee became involved in the selling of livestock in 1905 and went into partnership with Mr Watts in 1907. In 1915, Samuel Cottee was running the business on his own after the death of Mr Watts and the livestock market moved to St Johns Hill where Samuel built a brick square and railings where the cattle could be tied. Having sold livestock in various places, Samuel had an opportunity to have a site of his own.

In 1926 Mr Cottee bought Chichester House in East Street which had been a school and resold the house with much of the garden to just retain the site where the development is now.

Samuel's youngest son, Mr William Ronald (Ron) Cottee started working for him in 1931, after training at Stafford Corn Exchange. To utilise the buildings further, Ron started the Monday Club, (a boys club) in 1932 and the main hall was used by the Wareham Dramatic Society and for dances with Ron and Muffet's dance band.

Mr Cyril Quick became involved with the business in 1938 and then in 1939 when Mr S W Cottee died, he supported Ron Cottee who took over the firm. Cattle continued to be sold during the war and after that, produce, meat and live animal sales continued until the regulations changed in 1954 when many animals were taken to larger markets.

In 1948, Mr John Egglestone joined the firm and took over with Cyril Quick in 1972 when Ron retired. Over these years the auction house continued to advance with furniture and coin sales.

During the 1980's its name was changed from 'S W Cottee and Son' to 'Cottees' and in 2006 to 'Cottees Auctions Ltd'. Since December 2015 Cottees Auctions Ltd continued to expand and relocated to purpose built premises at Mannings Heath Road, Poole, Dorset, owned by Samuels three grandchildren.





EXCEPTIONAL CRAFTSMANSHIP, INSIDE AND OUT

Stanborough Construction have built a strong reputation over the years for providing exceptional quality homes with an impressive finish. Each property varies with a selection of brick, render and timber finishes sympathetically designed to blend in with the existing townscape.

Interiors have a modern arrangement maximising space with luxury fitted kitchens and bathrooms. Some homes offer accommodation with a variety of living arrangements and possible working needs. High quality materials are used and a high specification throughout, with subtle colours creating a décor that is soothing and refined.

KITCHEN

- Bespoke shaker style kitchens supplied and installed by Kitchen Elegance
- Soft closing doors and drawers
- Integrated appliances
- LED under counter lighting
- Minoli ceramic tiled floors
- Quartz worktops

HEATING AND SECURITY

- Underfloor heating system to downstairs and radiators to upstairs
- Multi point locking system to front door
- Windows fitted with locks and keys unless fire escape
- Smoke detectors to building regulation requirements
- Carbon monoxide alarm
- Security Alarm

BATHROOMS

- Vitra sanitary ware with chrome fittings
- Vanity sink units
- Heated towel rails
- Led down lighters
- Shaver socket
- Minoli wall and floor tiles

HIGH QUALITY FIXTURES AND FITTINGS

- Double glazed windows
- Double glazed Bi-folding or French patio doors
- Hardwood or composite front door
- Engineered oak Internal doors with chrome hardware
- Fitted wardrobes to master bedrooms
- Oak handrail to staircase with painted spindles

ELECTRICAL

- Television sockets to lounge and master bedroom
- Brushed chrome sockets
- Telephone point
- Doorbell
- AV system

EXTERNAL

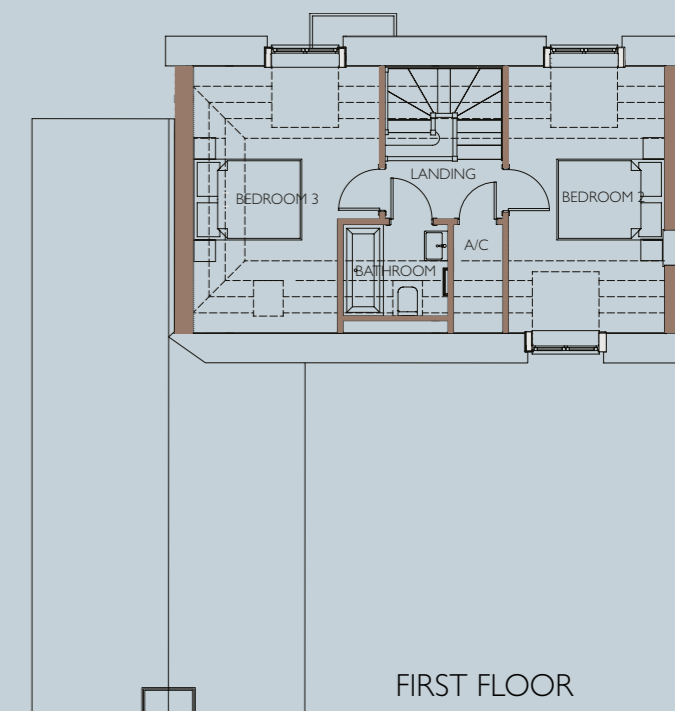
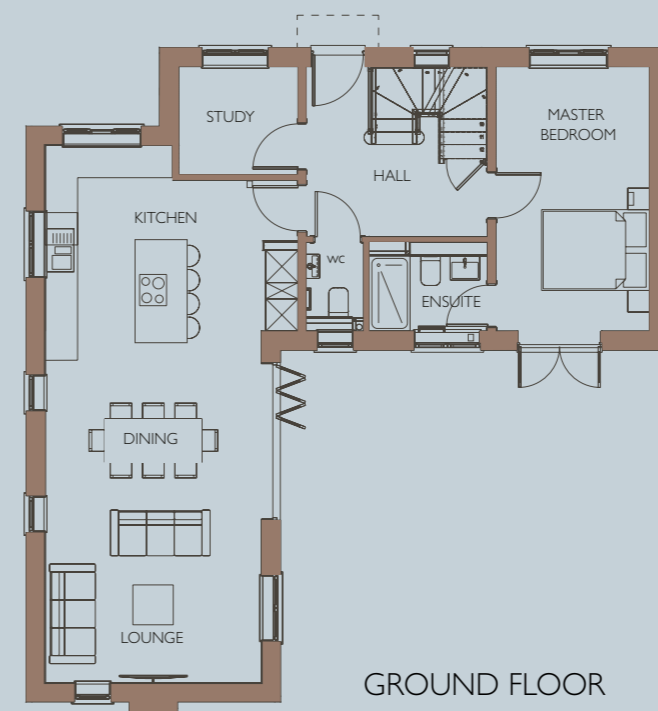
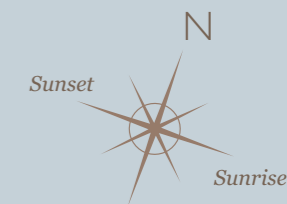
- White PVC-U fascia boards and soffits
- Black gutters and downpipes
- Main entrance external light
- Turf to rear gardens with enclosed walls or fencing
- Paving slabs outside rear patio doors
- Carport to each property and one additional parking space

GUARANTEE

- 10 year structural Premier guarantee

premier
guarantee®

The images on this page depict previous Stanborough Construction projects. Please note, the items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.



Cottees Lodge

3 BEDROOM HOME

Set back from East Street and overlooking a communal garden, Cottees Lodge is an attractive detached, traditional style cottage comprising of three bedrooms.

At the heart of the house there is an large open plan kitchen/dining/living space with a vaulted ceiling and contemporary bi-fold doors, offering a smooth transition between the inside and outdoors.

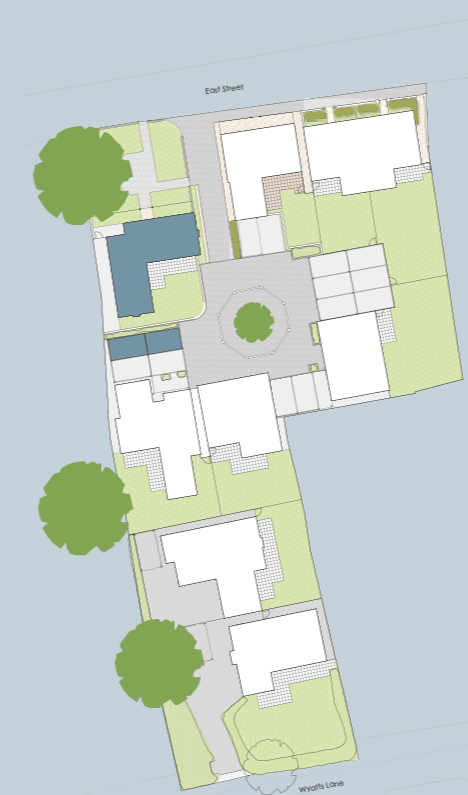
The kitchen is well-appointed and features a centre island, ideal for casual and relaxed dining.

The spacious entrance hall also has a separate cloakroom and study or hobby room.

Offering flexible accommodation, there is either a master bedroom or separate lounge also on the ground floor, enjoying a southerly aspect with French doors leading onto the rear garden, complete with an en suite shower room.

On the first floor there are two further double bedrooms with dormer windows and a spacious family bathroom.

In addition, there is a carport and a parking space at the rear of the property.



GROUND FLOOR

Kitchen	4060mm x 3498mm	13'3" x 11'5"
Lounge/Dining Room	6525mm x 4060mm	21'4" x 13'3"
Study	2266mm x 2045mm	7'5" x 6'8"
wc	1693mm x 1109mm	5'6" x 3'7"
Master Bedroom	4960mm x 2900mm	16'3" x 9'6"
En suite	2240mm x 1693mm	7'4" x 5'6"

FIRST FLOOR

Bedroom 2	4960mm x 2940mm	16'3" x 9'7"
Bedroom 3	4960mm x 3486mm	16'3" x 11'5"
Bathroom	1730mm x 1980mm	5'8" x 6'5"

Overall Square footage	117.72 sq m	1267.16 sq ft
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Egglestone House

3/4 BEDROOM HOME

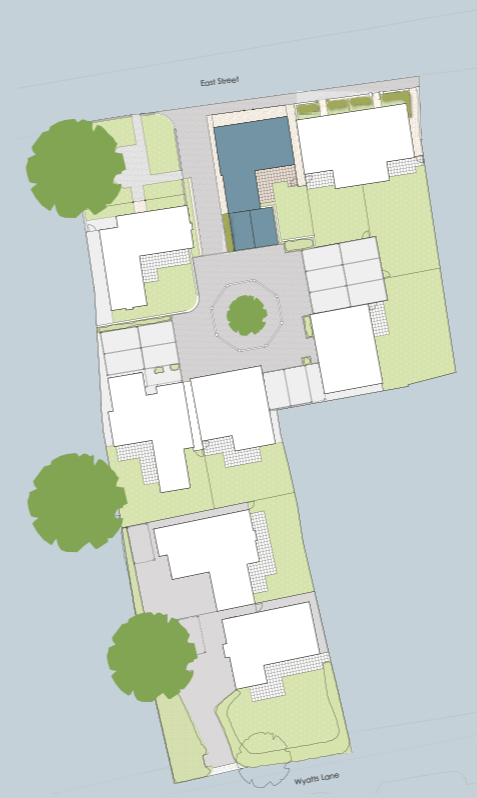
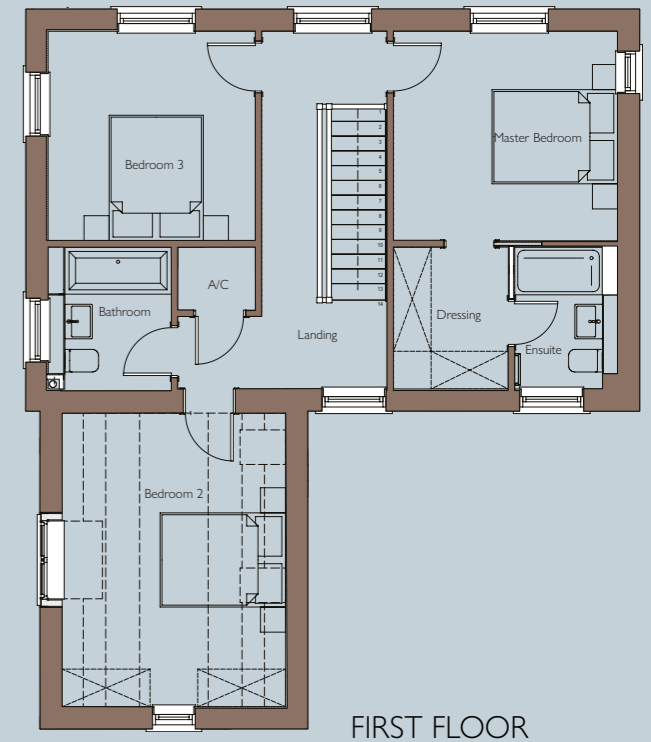
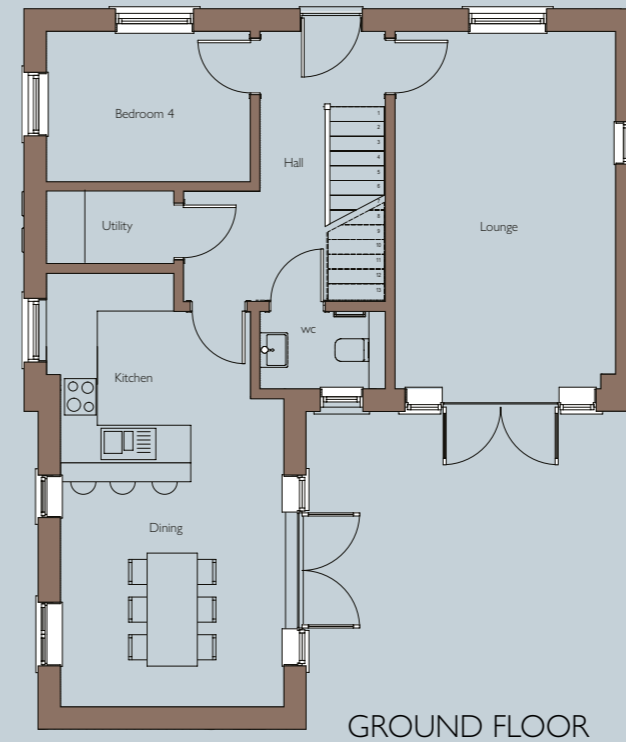
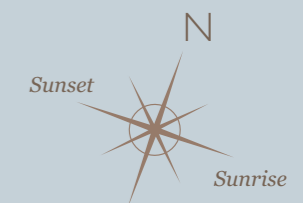
With a frontage directly on East Street, Egglestone House is an impressive detached 2 storey, 3/4 bedroom Georgian style town house.

The entrance leads you to a generous, dual aspect lounge on the left and a spacious open plan kitchen/ dining room to the rear, both with French doors that open directly onto a south facing garden.

Furthermore, there is a downstairs cloakroom and either a study or a bedroom 4.

Upstairs the master bedroom benefits from a walk-in dressing room and en suite along with two remaining double bedrooms which share the family bathroom.

The property also has a carport and parking space to the rear of the property.



GROUND FLOOR

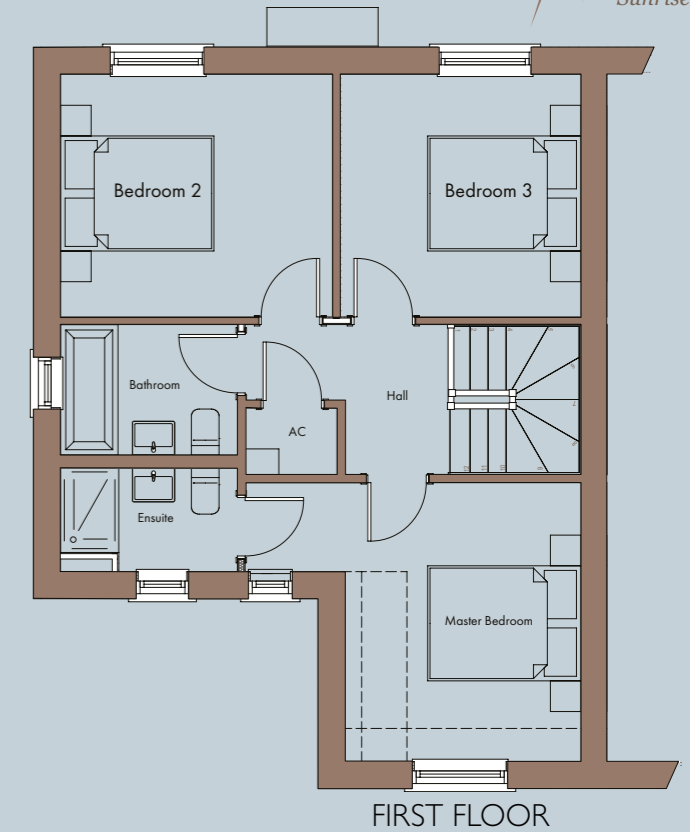
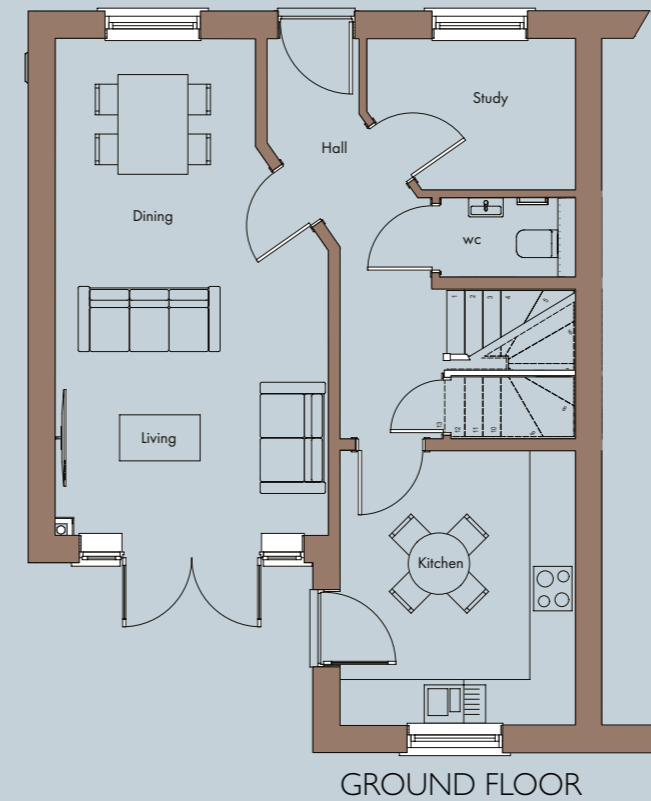
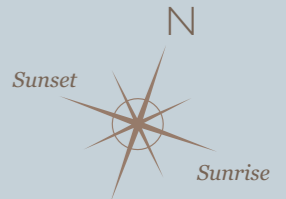
Kitchen	3921mm x 3302mm	12'10" x 10'9"
Dining	3610mm x 3361mm	11'10" x 11'0"
Lounge	3570mm x 5748mm	11'8" x 18'10"
Bedroom 4/ Study	3302mm x 2450mm	10'9" x 8'0"
wc	2050mm x 1290mm	6'8" x 4'2"

FIRST FLOOR

Master Bedroom	3610mm x 3378mm	11'10" x 11'0"
Dressing and En suite	3610mm x 2300mm	11'10" x 7'6"
Bedroom 2	3610mm x 4735mm	11'10" x 15'6"
Bedroom 3	3378mm x 3342mm	11'0" x 10'11"
Bathroom	2300mm x 2005mm	7'6" x 6'6"

Overall Square footage = 142.34 sq m 1532.09 sq ft

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East Lodge & Cyril Lodge

3 BEDROOM HOMES

East Lodge and Cyril Lodge are an elegant pair of semi-detached three bedroom town houses which front onto East Street and are built in a traditional style with slate roofs.

On entering, the hall leads you to the dual aspect lounge/dining room with French doors leading out onto the rear south facing garden.

The shaker styled kitchen features all modern conveniences and also has access to the back garden.

In addition, the ground floor benefits from a separate

study or hobby room and cloakroom.

Upstairs, the master bedroom features an en suite shower room, two further double bedrooms and a spacious family bathroom.

Outside, there are two parking spaces for each Lodge with lockable gates behind them for easy access to the gardens.



GROUND FLOOR

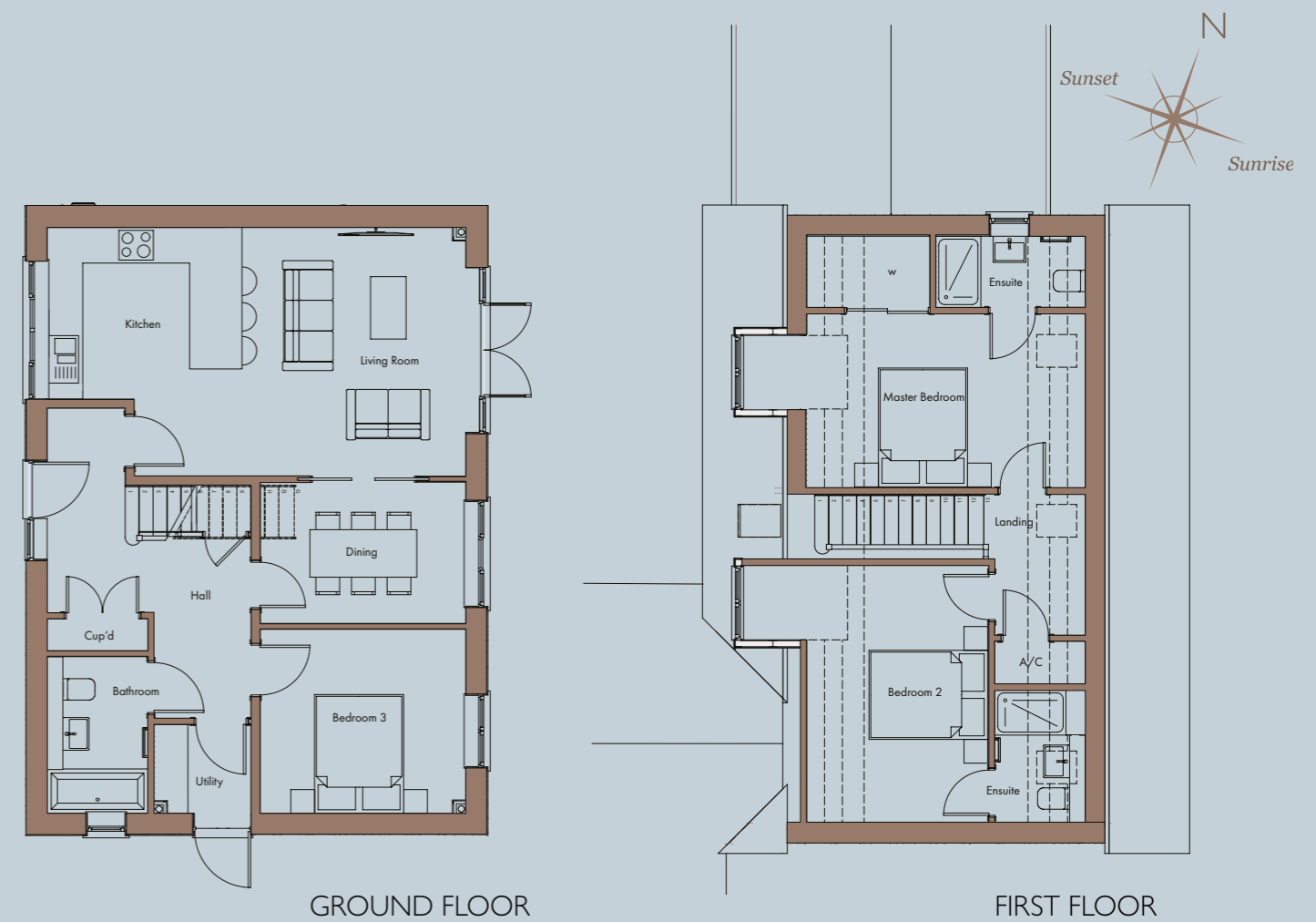
Kitchen	3130mm x 3635mm	10'3" x 11'11"
Dining/ Living Room	3385mm x 6535mm	11'1" x 21'5"
wc	1820mm x 1075mm	5'11" x 3'6"
Study	2770mm x 2019mm	9'1" x 6'7"

FIRST FLOOR

Master Bedroom	3130mm x 3676mm	10'3" x 12'0"
En suite	2322mm x 1390mm	7'7" x 4'6"
Bedroom 2	3204mm x 3589mm	10'6" x 11'9"
Bedroom 3	3204mm x 3184mm	10'6" x 10'5"
Bathroom	2322mm x 1731mm	7'7" x 5'8"

Overall Square footage = 105.64 sq m 1137.15 sq ft

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Dairy Cottage

3 BEDROOM HOME

Dairy Cottage is a detached chalet style bungalow occupying a corner plot within the central courtyard area.

At the heart of the house there is a light and airy combined kitchen/dining and living space, with double doors in front of the living area that provides access to the generous terrace and garden.

Also leading off from the hallway is a separate utility room with outside access, a double bedroom, family bathroom and storage cupboard.

Upstairs, both the master bedroom and second bedroom have dormer windows and en suite shower rooms.

The carport and parking space are situated to the left of the property with access via a lockable gate to the rear garden.



GROUND FLOOR

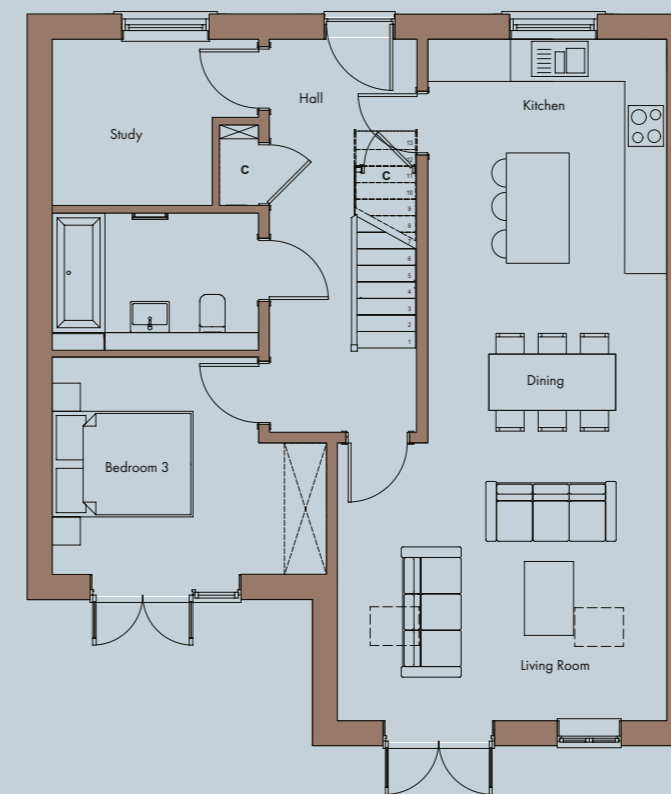
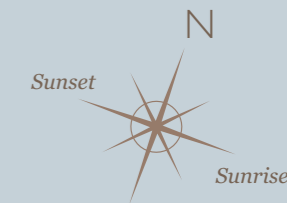
Kitchen/Living Room	7103mm x 4228mm	23'3" x 13'10"
Dining Room	3515mm x 2408mm	11'6" x 7'10"
Bedroom 3	3515mm x 3140mm	11'6" x 10'3"
Utility	1678mm x 1540mm	5'6" x 5'0"
Bathroom	2680mm x 1740mm	8'9" x 5'8"

FIRST FLOOR

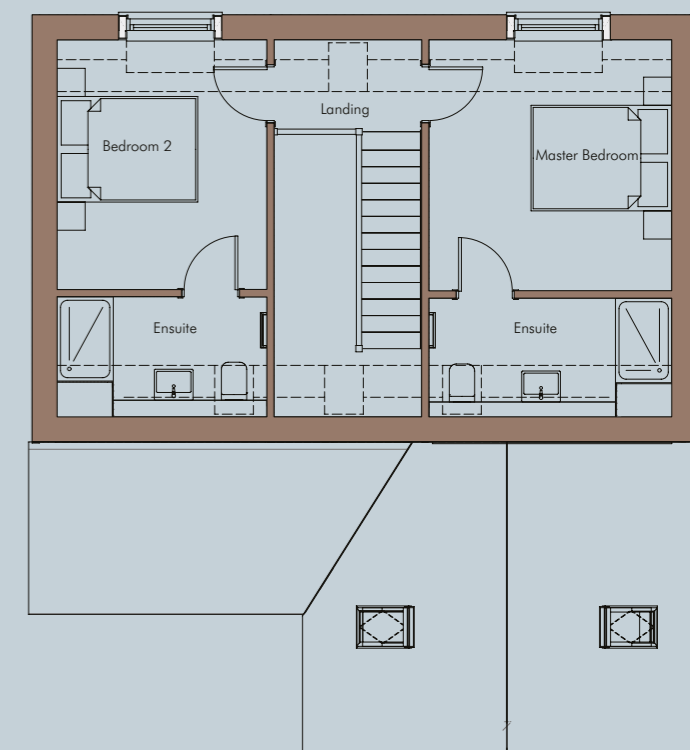
Master Bedroom	5749mm x 2967mm	18'10" x 9'8"
En suite	2550mm x 1240mm	8'4" x 4'0"
Bedroom 2	4368mm x 3098mm	14'3" x 10'1"
En suite	1230mm x 2268mm	4'0" x 7'5"

Overall Square footage = 120.98 sq m 1302.17 sq ft

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GROUND FLOOR



FIRST FLOOR

The Auctioneer's House

3 BEDROOM HOME

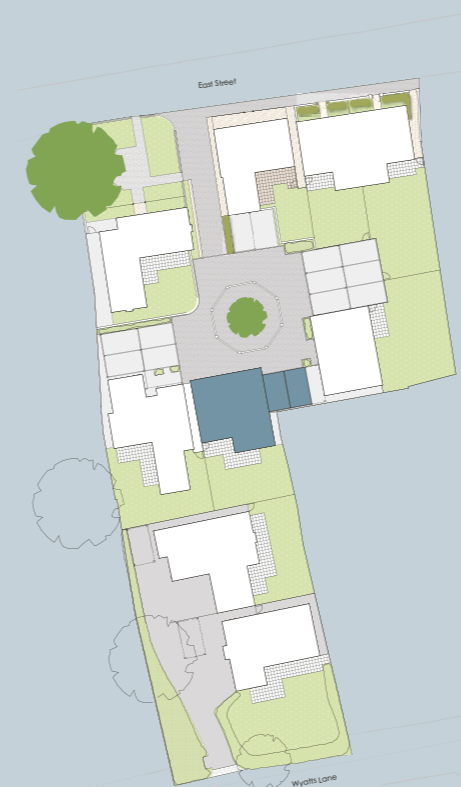
This impressive detached property overlooks the open courtyard and central bullring. This southerly aspect and double doors leading out into the garden.

On entering this elegant, two storey home, the hall leads you to a large, combined kitchen / dining room with the living room at the rear of the property with double doors opening out onto the large south facing garden. In addition, there is a storage cupboard and large family bathroom just off the hallway.

The kitchen features all modern conveniences and a breakfast bar for casual dining. This large kitchen / dining and living room really is the heart of the house. Upstairs there are two generous double bedrooms both with en suites and walk in showers.

The study or hobby room is situated at the front of the property while bedroom three enjoys the bright

Two carports are situated at the side of the property with gated access to the rear of the property.



GROUND FLOOR

Kitchen/Dining	5738mm x 3450mm	18'9" x 11'3"
Living Room	3997mm x 4735mm	13'1" x 15'6"
Study	2985mm x 2409mm	9'9" x 7'10"
Bathroom	1980mm x 2985mm	6'5" x 9'9"
Bedroom 3	3723mm x 3131mm	12'2" x 10'3"

FIRST FLOOR

Master Bedroom	3490mm x 3611mm	11'5" x 11'10"
En suite	3490mm x 1729mm	11'5" x 5'8"
Bedroom 2	3025mm x 3590mm	9'11" x 11'9"
En suite	3025mm x 1750mm	9'11" x 5'8"

Overall Square footage = 125.34 sq m 1349.12 sq ft

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The Podium

3 BEDROOM HOME

The Podium is a beautiful single storey dwelling situated in the corner of the central courtyard.

The well-planned living space comprises of three double bedrooms and two bathrooms.

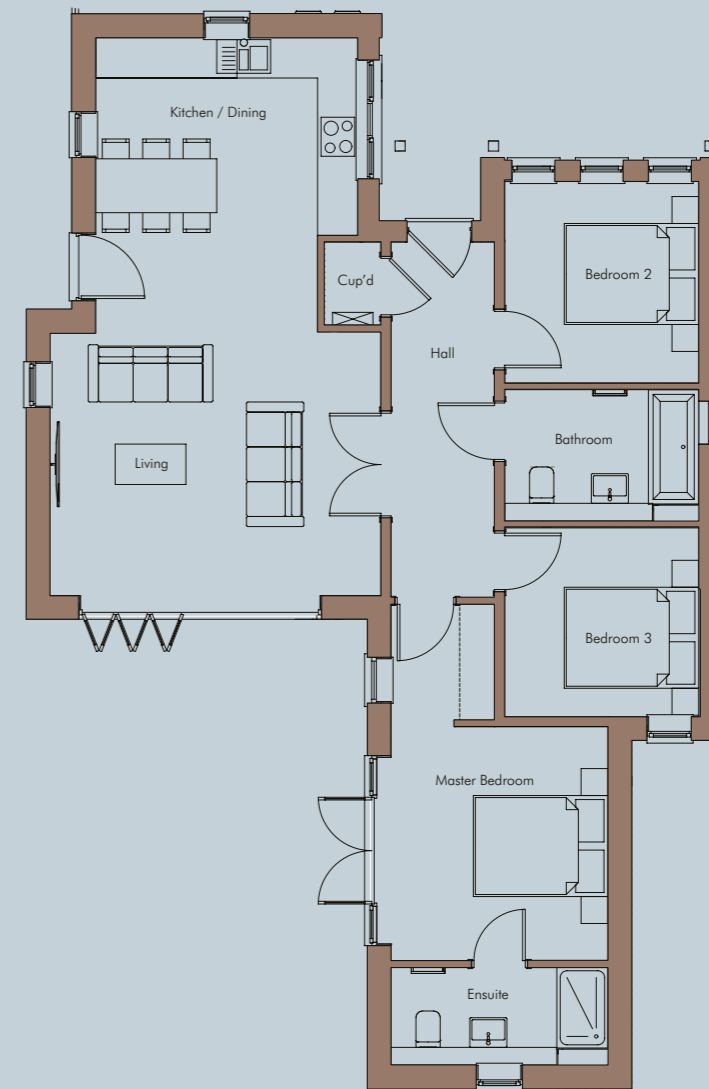
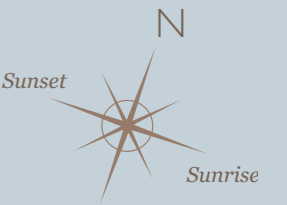
From the entrance hall, double doors lead you into the substantial open plan kitchen/dining and living space.

Contemporary bi-folding doors connect the living area to the exterior south facing garden.

The well positioned master bedroom is at the rear of the property with a generous en suite shower room and double doors also providing access to the garden.

The two remaining bedrooms, a family bathroom and cupboard all lead off from the hallway.

The carport and parking space for this property are situated at the front of the property.

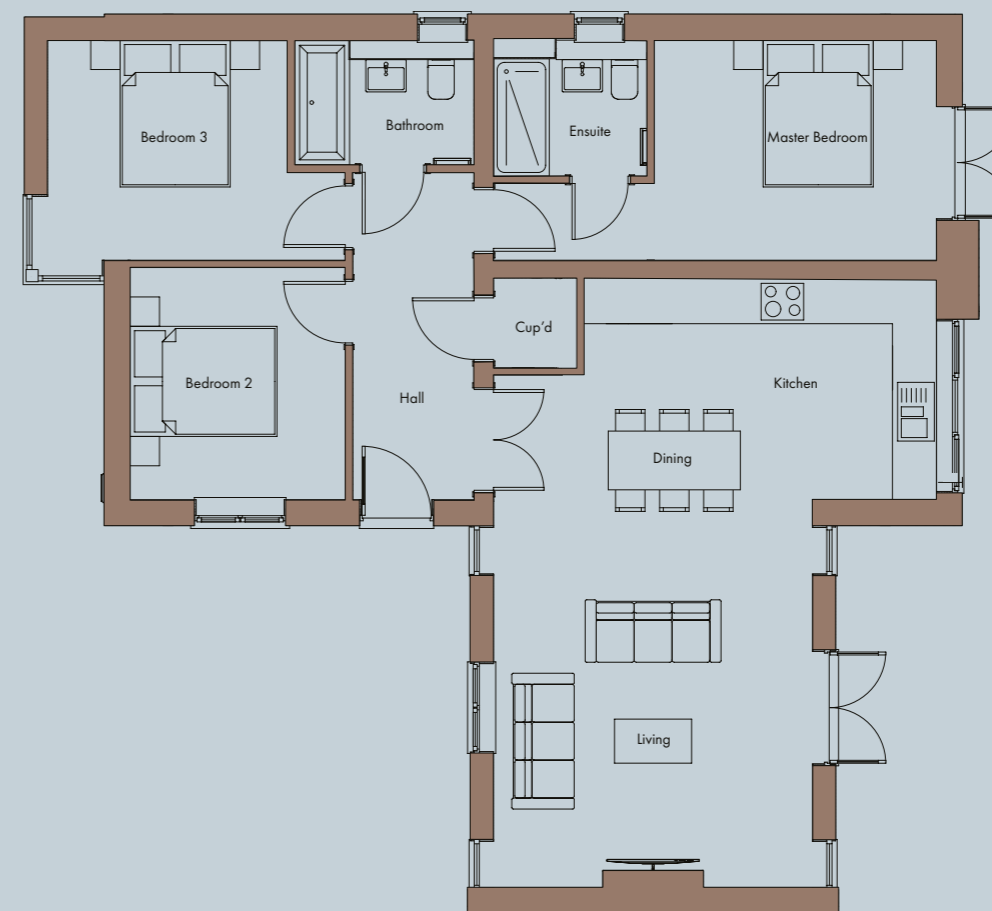
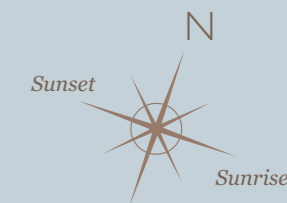


GROUND FLOOR

Kitchen/Dining Room	3953mm x 4388mm	12'9" x 14'4"
Living	4963mm x 3957mm	16'3" x 12'11"
Master Bedroom	3273mm x 3513mm	10'8" x 11'6"
En suite	3273mm x 1493mm	10'8" x 4'10"
Bedroom 2	3031mm x 2935mm	9'11" x 9'7"
Bedroom 3	2844mm x 2935mm	9'3" x 9'7"
Bathroom	2935mm x 1983mm	9'7" x 6'6"

Overall Square footage = 92.64 sq m 997.19 sq ft

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The Trading Lodge

3 BEDROOM HOME

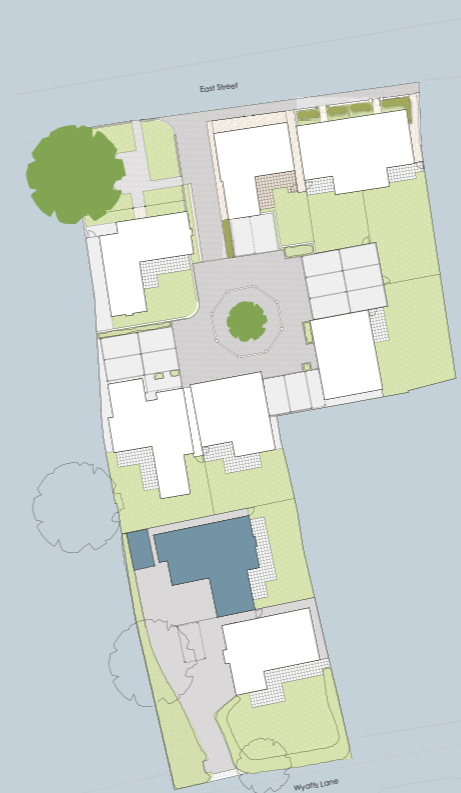
The Trading Lodge has an entrance off Wyatts Lane and is a stylish single storey dwelling in a more contemporary style with vaulted ceilings and plenty of windows maximising natural light.

The hub of the house, is a large, double aspect open plan kitchen/dining and living space that opens onto the easterly garden through French doors. The vaulted ceilings and floor to ceiling windows, make this property a light filled retreat.

There is a spacious master bedroom with en suite, featuring a pitched ceiling and full height windows with double doors leading out onto the garden.

Off the hallway, there are two double bedrooms and a large family bathroom.

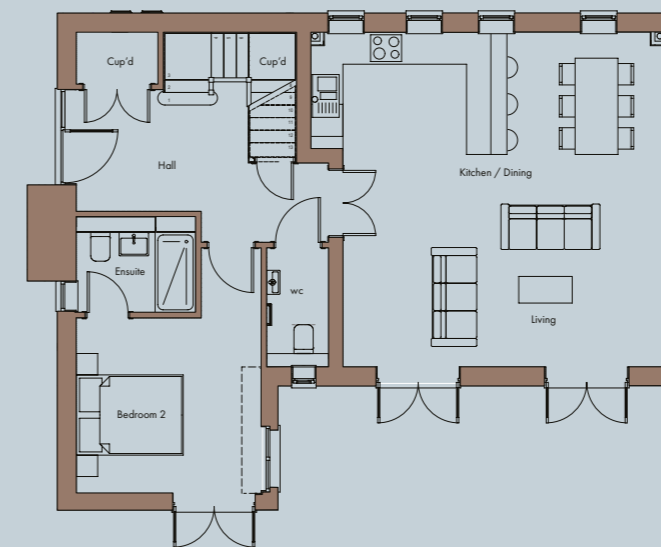
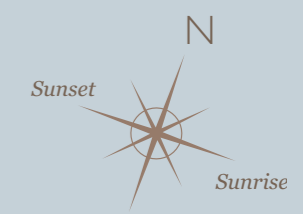
Outside, the block-paved driveway has a carport and additional parking.



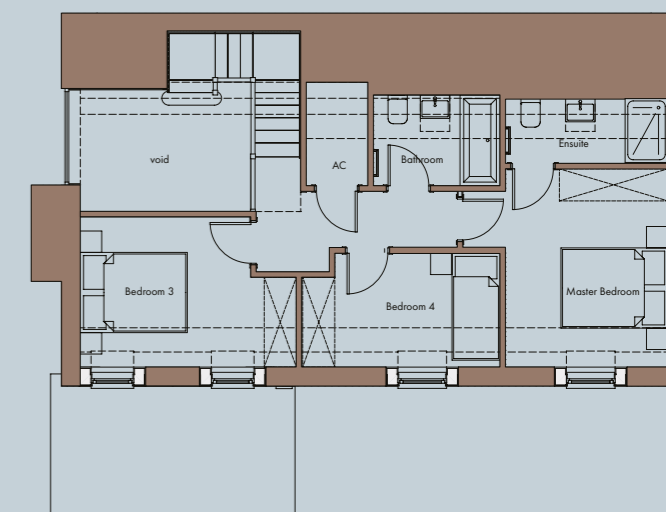
GROUND FLOOR

Kitchen/Dining	3048mm x 6085mm	10'0" x 19'11"
Living Room	4398mm x 5287mm	14'5" x 17'4"
Master Bedroom	3884mm x 3048mm	12'8" x 10'0"
En suite	6795mm x 4740mm	22'3" x 15'6"
Bedroom 2	3203mm x 2971mm	10'6" x 9'8"
Bedroom 3	3304mm x 3038mm	10'10" x 9'11"
Bathroom	2486mm x 2022mm	8'1" x 6'7"
Overall Square footage =	97.87sq m	1053.52sq ft

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GROUND FLOOR



FIRST FLOOR

The Barn House

4 BEDROOM HOME

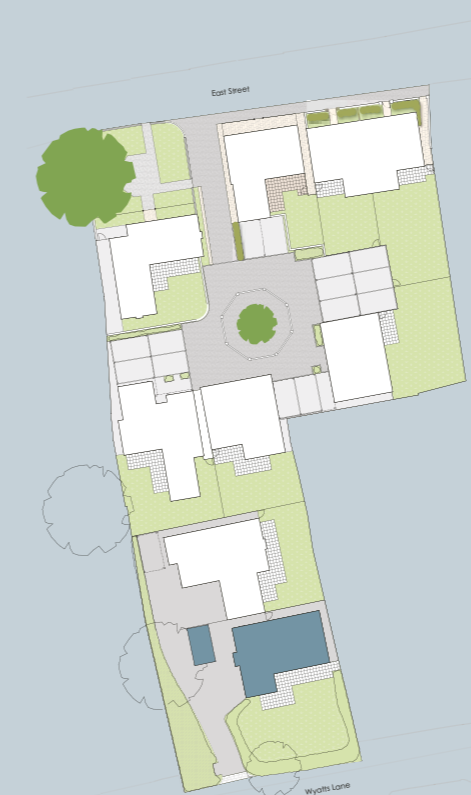
The Barn House is a contemporary detached residence, with access from Wyatts Lane.

On entering, the large and impressive hallway is flooded with light that leads you straight into the heart of the house: a large shared kitchen / dining and living space. Two sets of double doors lead from the lounge area out onto the south facing terrace and garden beyond.

Bedroom 2 with its en suite is situated on the ground floor, along with a cloakroom and utility cupboard.

On the first floor, there is a double bedroom, a single bedroom, a family bathroom and at the end of the landing a large master with an en suite shower room.

Outside, on the paved drive, there is a carport and room for an additional car. A large front garden sweeps down to Wyatts Lane.



GROUND FLOOR

Kitchen/Dining/Living Room	6310mm x 6650mm	20'7" x 21'9"
wc	1203mm x 2269mm	3'11" x 7'5"
Bedroom 2	3498mm x 3320mm	11'5" x 10'8"
En suite	1820mm x 2288mm	5'11" x 7'6"

FIRST FLOOR

Master Bedroom	3077mm x 3747mm	10'1" x 12'3"
En suite	3077mm x 1549mm	10'1" x 5'0"
Bedroom 3	4078mm x 2848mm	13'4" x 9'4"
Bedroom 4	2170mm x 3741mm	7'1" x 12'3"
Bathroom	1967mm x 2400mm	6'5" x 7'10"

Overall Square footage = 137.68 sq m 1481.92 sq ft

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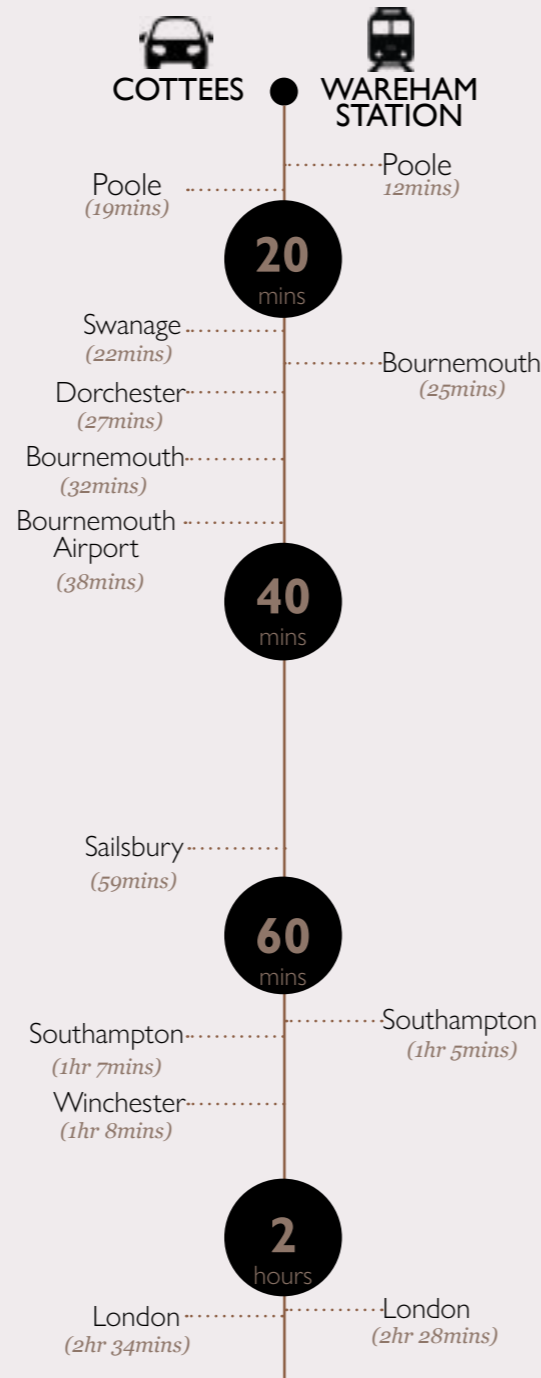
Travel

The town is situated on the A351 Lytchett Minster Swanage Road which by-passes the centre and east of the A352 to Dorchester. A regular bus service provides services to Swanage, Weymouth, Poole and Bournemouth.

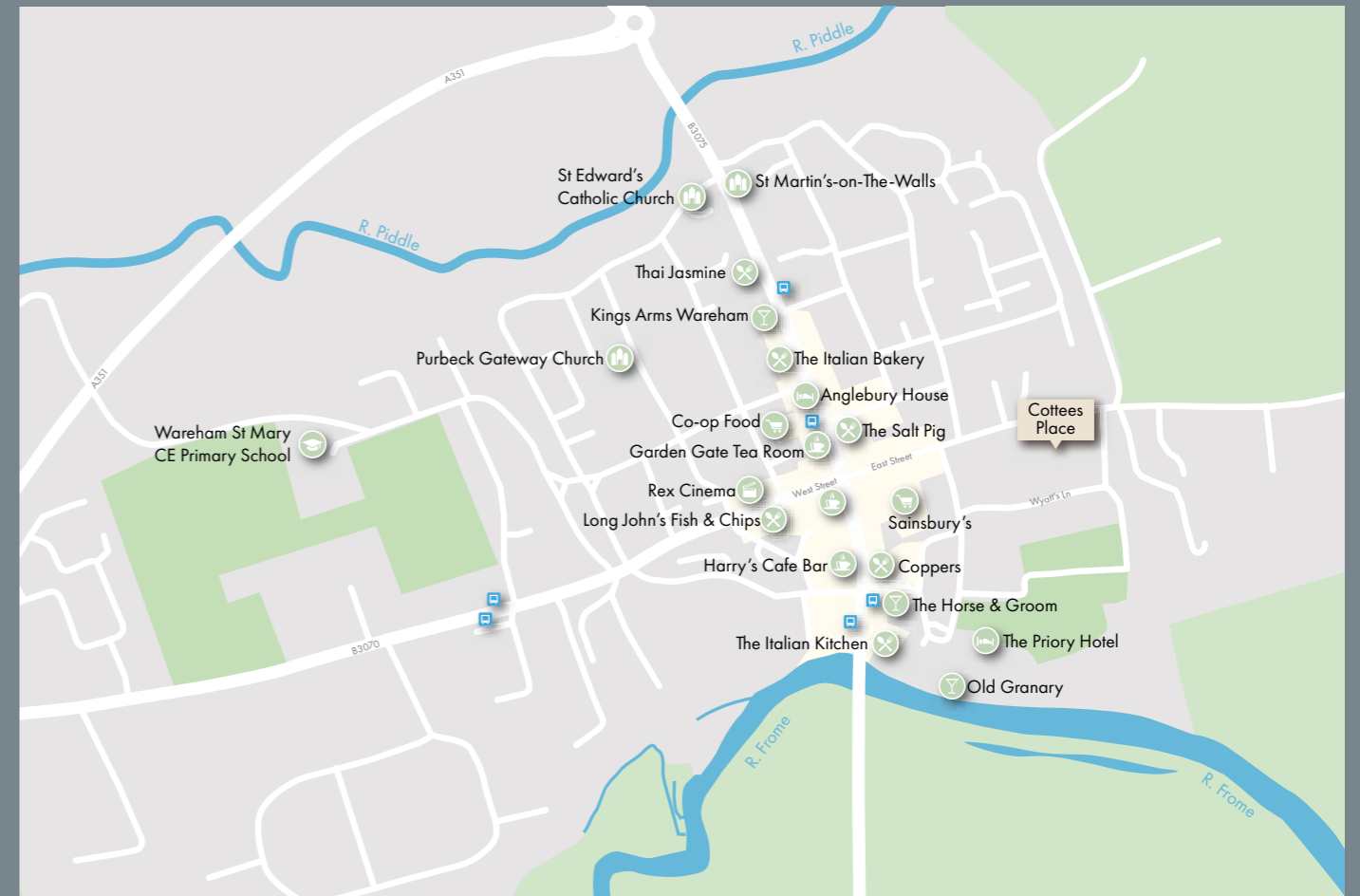
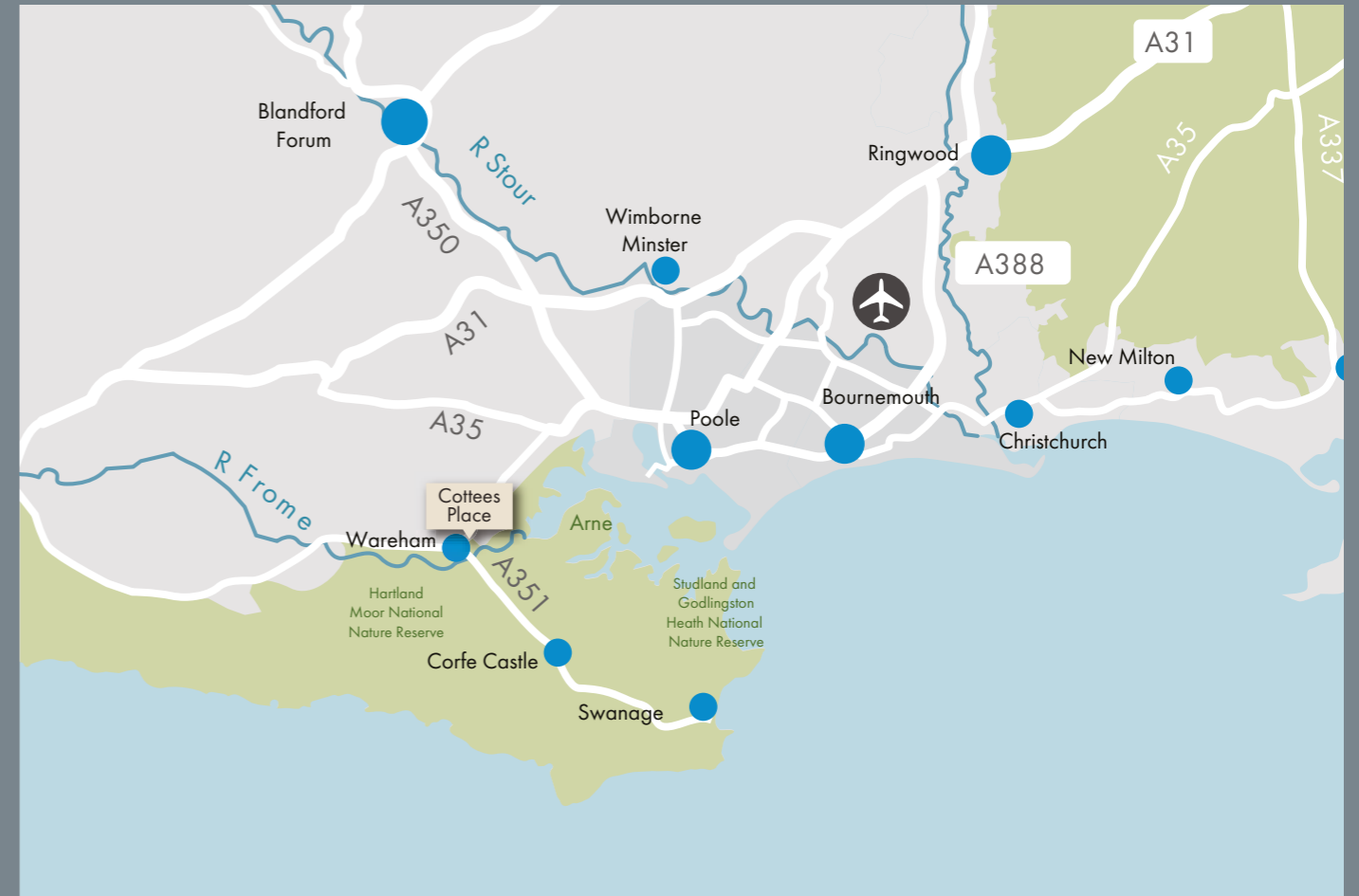
Wareham train station is located to the north and within walking distance of the town centre. It is on the South Western Main line between London Waterloo and Weymouth. The average time from Wareham to Waterloo is 2 hours 28 minutes. It is also one of the stops on the Swanage Railway heritage line for steam and diesel trains between nearby Corfe Castle and Swanage.



Please note: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists' impressions, photographs, floor plans, configurations and layouts are included for guidance only. The developer and agent therefore wish to make it clear (in line with Property Misdescriptions Act of 1991) that none of the material issued or depictions of any kind made on behalf of the developer and agent, can be relied upon as an accurate description in relation to any particular or proposed house or development. All images must be treated as 'illustrations' and are provided as guidance only. These 'illustrations' are subject to change without notice and their accuracy is not guaranteed: nor do they constitute a contract, part of a contract or warranty



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guarantee®



Cottees Place
East Street, Wareham, Dorset, BH20 4NW

