



Middle Copse,







Middle Copse,

Carey, Wareham, , BH20 7PB

A charmingly quirky old cottage, only partly modernised, but blessed by a large garden and stunning setting and protected warm southerly aspect, with 9 acres of grounds.

- 9 acres of grounds
- Private and peaceful setting
- Fantastic walking and out-riding
- Stunning southerly aspect and setting
- Four bedrooms, including a ground-floor suite
- Woodland, paddock and field
- Driveway, ample parking, garaging
- Close to Wareham for amenities yet rural
- Studland, Swanage, Lulworth beaches nearby
- CTB F

Guide Price £1,175,000

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The Property

Middle Copse sits within a beautifully sheltered setting, surrounded by mature trees that create a unique microclimate and a strong sense of privacy. The gardens offer a series of peaceful outdoor spaces and attract abundant wildlife, giving the property a calm and secluded atmosphere.

The house opens directly onto a stone terrace and the main garden through wide bi-fold doors, creating a seamless indoor-outdoor flow. The southerly aspect brings in natural light throughout the day, with views across woodland, pasture, and distant glimpses of the Purbeck Hills. The veranda terrace is an ideal spot for relaxed meals and entertaining, with formal lawns well suited to traditional garden games.

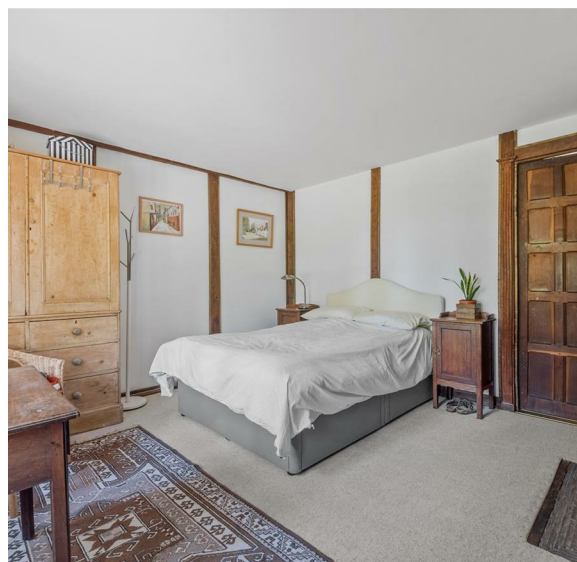
Built in the Arts and Crafts tradition, the house features oak carvings, panelling, and solid oak doors that reflect its period craftsmanship. Alongside its heritage, the property has a quietly self-sufficient character, with its own firewood, fruit, vegetables, and rainwater harvesting, as well as scope for future development.

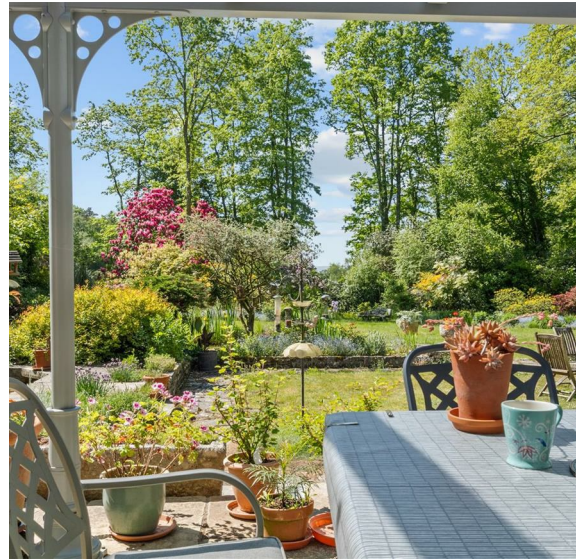
At the heart of the home is the kitchen and breakfast room, centred around a striking red Heritage Range™ that powers the heating, hot water, and cooking. Bi-fold doors open from the breakfast area onto the sunny terrace, and the kitchen is supported by a larder, washroom, and utility/storage room.

The drawing room features a stone fireplace and garden views, while the sitting room showcases Arts and Crafts woodwork and a wood-burning stove. A series of traditional latched doors leads to a ground-floor double bedroom with dressing room and ensuite shower room.

The principal bedroom, accessed from the drawing room, offers a peaceful retreat with an ensuite bathroom and direct access to the terrace — perfect for morning coffee. Large stone mullioned windows frame views of the gardens and surrounding wildlife.

Upstairs are two further double bedrooms, each with character and views across the gardens and beyond.





Grounds and Gardens

The grounds at Middle Copse extend to around nine acres, combining unspoilt woodland with a field and paddock ideal for grazing or keeping horses. Two ponds — one formal and one designed for wildlife — attract a wide variety of species, adding to the tranquillity of the setting.

A sheltered kitchen garden sits beside the house, complete with a greenhouse, raised beds, composting area, and a productive orchard. Nearby, a well-built potting shed offers potential as a studio, office, or quiet retreat.

The surrounding woodland provides scenic walks and a sustainable supply of firewood, supported by a woodshed and timber store. A winding gravel drive leads to ample parking, a car port, and a workshop with an upper floor offering scope for conversion (STPP), along with a gardener's loo.

Situation

Middle Copse is quietly positioned, offering a sense of rural calm whilst remaining close to the day to day amenities of Wareham. This attractive riverside town provides everything needed day-to-day, from independent shops and cafés to restaurants and a well-loved cinema. Practical connections are excellent, with a direct rail service to London Waterloo in around two hours, along with local leisure options including a golf course, yacht club, and easy access to the renowned beaches of Studland, Swanage, and Lulworth Cove. It is possible to walk from Middle Copse to the train station within half an hour and The Angel Pub is also within walking distance.

The surrounding countryside is exceptional for walking, riding, and outdoor pursuits. Wareham Forest offers extensive off-road tracks and bridleways ideal for out-riding, while the wider Dorset network provides miles of quiet rural routes. Nearby landscapes such as Arne Nature Reserve, the Purbeck Hills, and the Jurassic Coast offer superb opportunities to explore on foot or horseback.

Directions

Use [what3words.com](https://www.what3words.com) to navigate to the exact spot. Search using: basics.silent.reds

Services

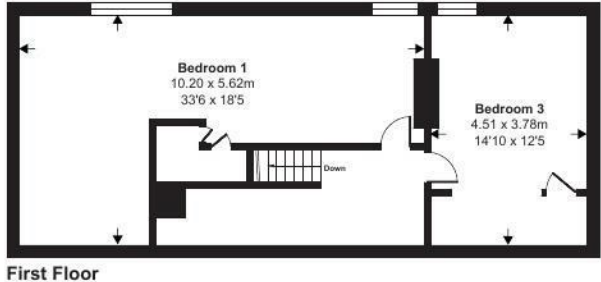
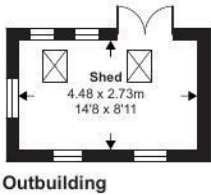
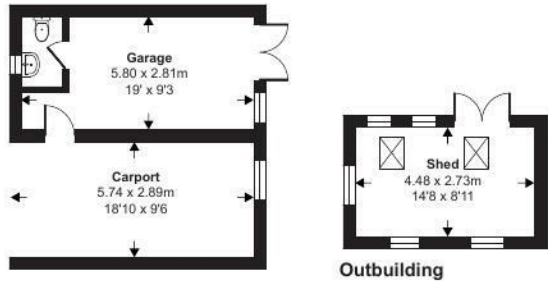
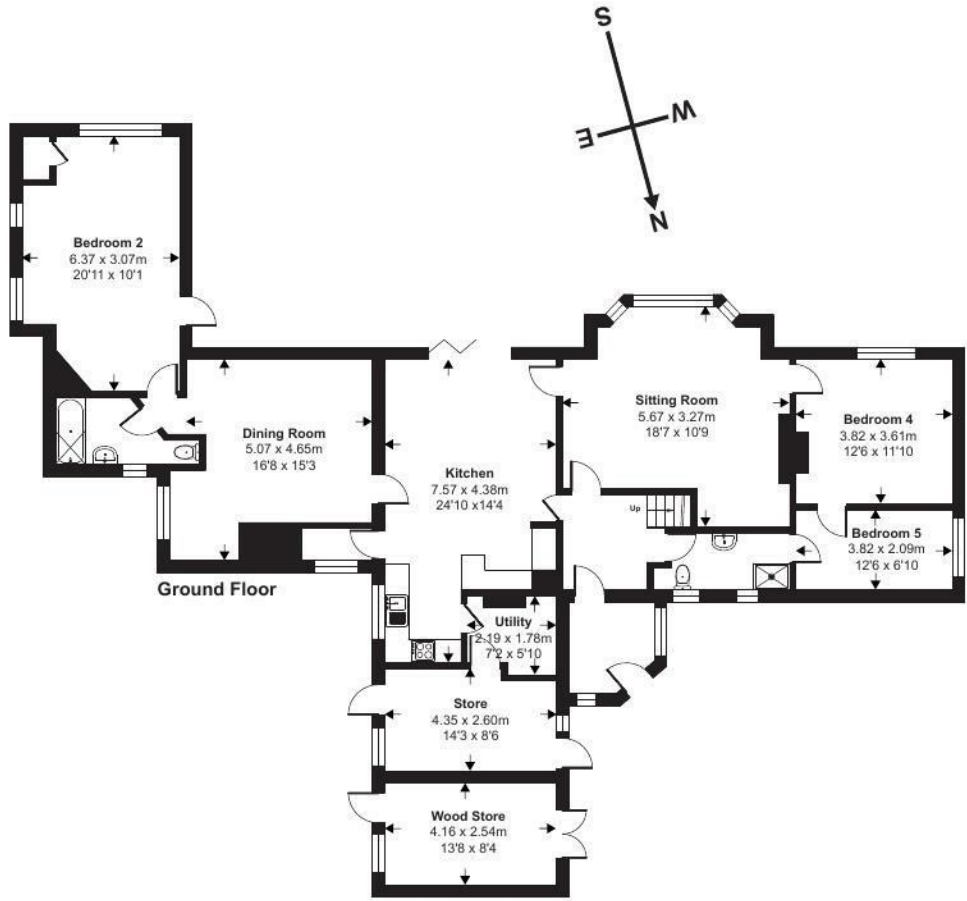
Mains electric, electric & oil-fired central heating. Private septic tank- which does not comply with modern regulation so may need to be replaced. The water is from the mains, but with a private shared water pipe which serves other nearby properties and is metred to each house. The property is of mixed construction with some stone elevations and some timber clad walls modern insulated construction. The main roof is made of attractive asbestos roof tiles.

Mobile Coverage: Three, O2 and Vodafone (Ofcom) Service is variable.

Broadband: Standard and Ultrafast (Ofcom)

Flood Risk Status: very low risk (environment agency)

Approximate Area = 2684 sq ft / 249.3 sq m (exclude carport)
Garage = 175 sq ft / 16.2 sq m
Outbuilding = 249 sq ft / 23.1 sq m
Total = 3108 sq ft / 288.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1435523



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	22	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



