



A scenic photograph of a sailboat with a large white sail sailing on a calm, blue-green sea. In the background, there are steep, green cliffs with some buildings visible on the top. The sky is overcast. The text 'A LIFE OF REFINEMENT BY THE SEA' is overlaid on the right side of the image in a white, serif font.

A LIFE OF REFINEMENT BY THE SEA



SIXTEEN DISTINCTIVE RESIDENCES ON DORSET'S MOST TREASURED COASTLINE.

Elevated above the sparkling curve of Swanage Bay, Wordsworth House reimagines a piece of the town's architectural legacy as an elegant coastal retreat. Behind its historic façade, this thoughtfully curated collection of one and two bedroom apartments presents contemporary living at its most refined.

WHERE DESIGN, SETTING AND LIFESTYLE COME TOGETHER IN QUIET HARMONY

All within walking distance of the golden beaches, independent shops and expansive beauty of Durlston Country Park. This is coastal living with a slower rhythm, where the seasons shape your days and the horizon feels close enough to touch.



NATURE, COAST AND COMMUNITY ON YOUR DOORSTEP



Wake to sea air and timeless scenery at Wordsworth House, where Dorset's southern coastline sets the pace for a slower, more grounded way of life.

Life on the Jurassic Coast

Living at Wordsworth House places you at the heart of the Jurassic Coast, a World Heritage landscape of rare beauty, with Wareham, Sandbanks and Poole all within easy reach.



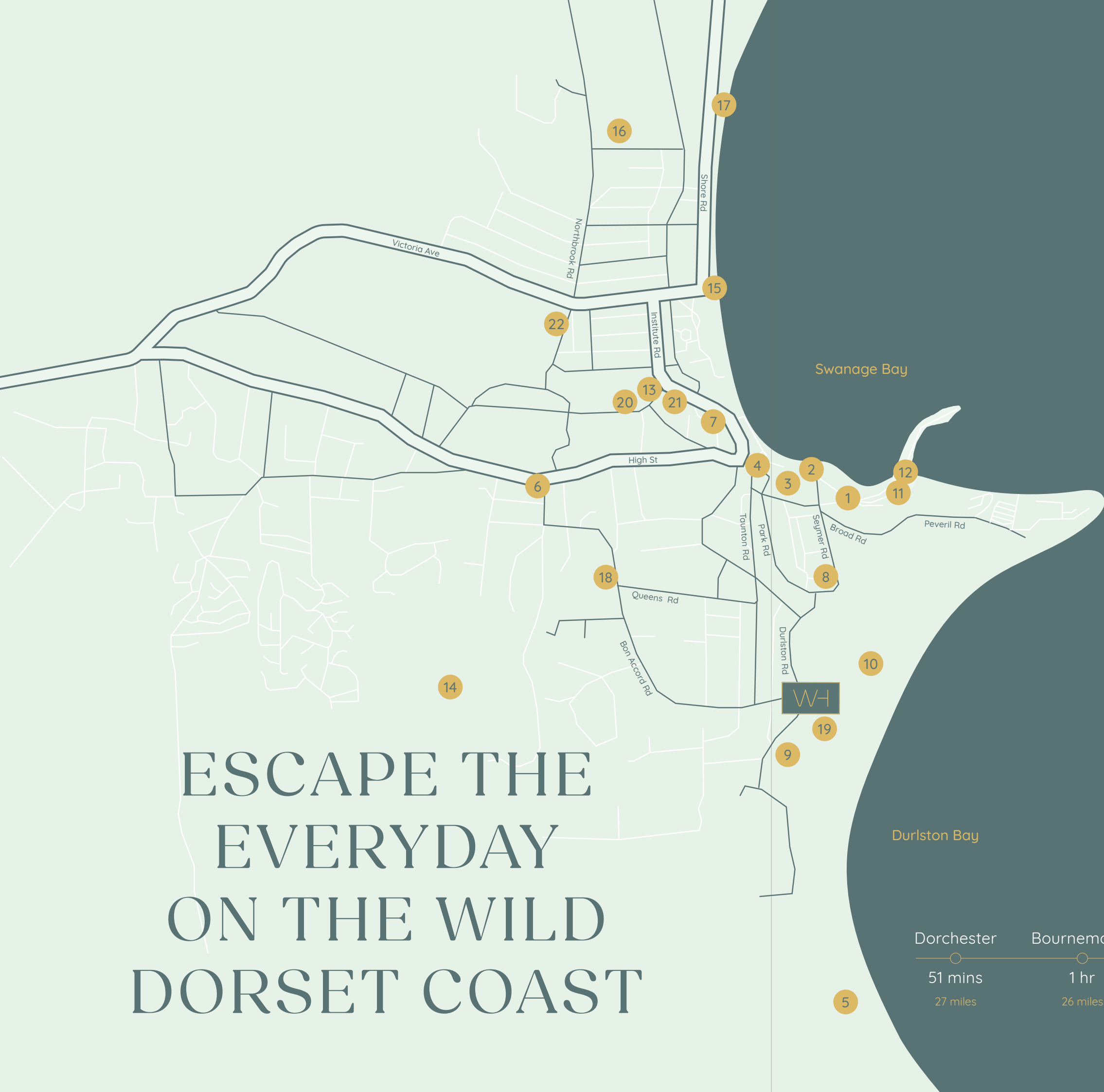
A Seaside Town with Character

Nearby Swanage brings everyday charm, with morning swims, artisan cafés, galleries and festivals creating a strong sense of community. From the nostalgic steam railway to Corfe Castle and the calm shores of Studland Bay, adventure and tranquillity are always close.



The Wild Dorset Coast

Just moments away, Durlston Bay and its surrounding Country Park offer 320 acres of unspoilt coastal landscape, limestone cliffs, wildflower meadows and panoramic trails made for walking, wildlife spotting and quiet escape.



ESCAPE THE EVERYDAY ON THE WILD DORSET COAST

Food & Drink

1	Pier Head	0.4 miles
2	Gee Whites Seafood Restaurant	0.4 miles
3	The White Horse Inn	0.4 miles
4	The Fish Plaice	0.4 miles
5	Durlston Castle	0.6 miles
6	Black Swan Inn	0.7 miles
7	The Salt Pig Too	0.8 miles

Leisure

8	The Downs	150 metres
9	Durlston Country Park Walks	150 metres
10	Jurrassic Coast Path	150 metres
11	Swanage Sailing Club	0.5 miles
12	Swanage Diving Centre	0.5 miles
13	Swanage Railway	0.7 miles
14	Townsend Nature Reserve	0.8 miles
15	Swanage Beachfront	0.9 miles
16	Swanage Beach Gardens Sports Park	1.2 miles
17	OceanBay Watersports,	1.2 miles

Essentials

18	Swanage Hospital	0.4 miles
19	Bus Station	0.6 miles
20	Co-op Food	0.7 miles
21	Budgens	0.7 miles
22	Swanage Friday Market	1.1 miles

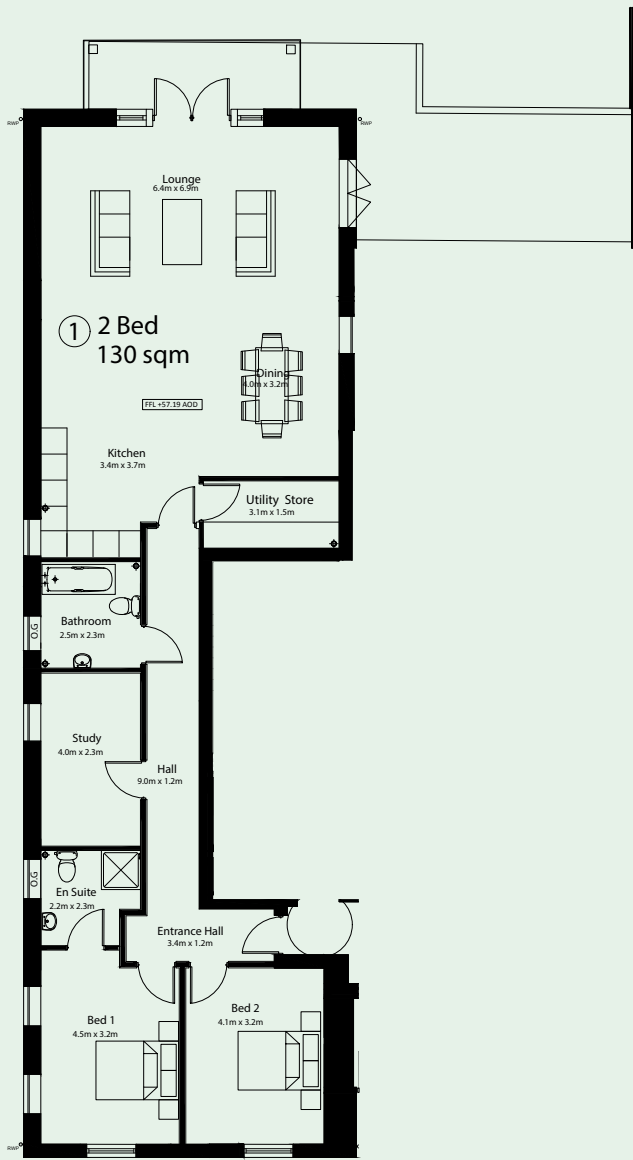
TRAVEL TIMES

from Wordsworth House

Dorchester	Bournemouth	Bournemouth Airport	London Waterloo
51 mins	1 hr	1 hrs 15 mins	2 hrs 18 mins
27 miles	26 miles	28 miles	Via Wareham Station

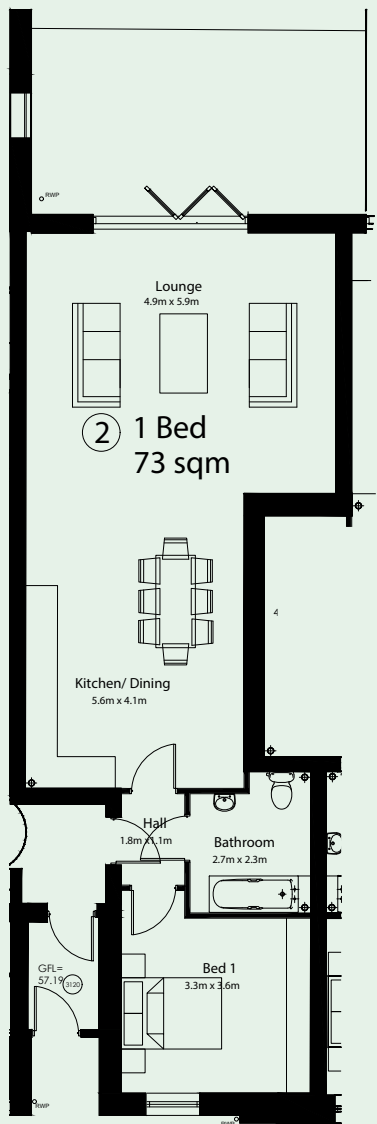
GROUND FLOOR

APARTMENT 1



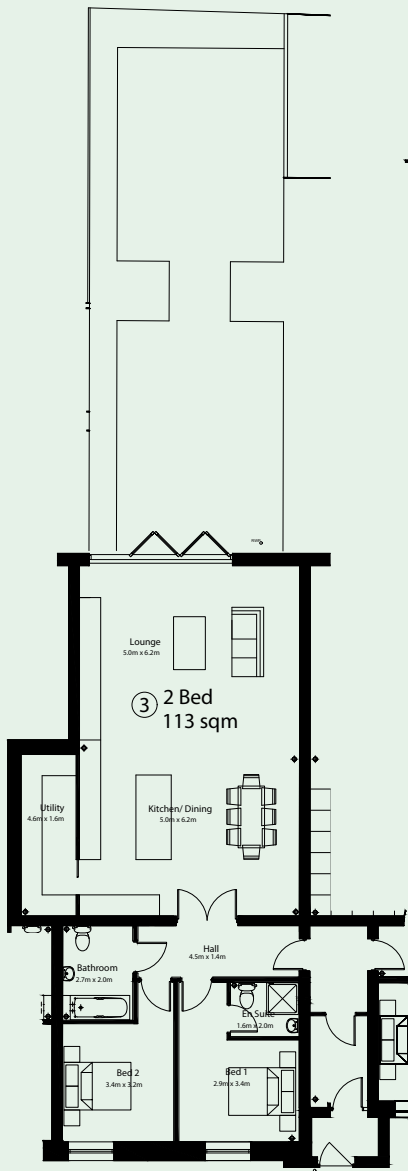
Lounge	6400mm x 6900mm	20' 12" x 22' 8"
Kitchen	3400mm x 3700mm	11' 2" x 12' 2"
Dining	4000mm x 3200mm	13' 1" x 10' 6"
Utility	3100mm x 1500mm	10' 2" x 4' 11"
Bathroom	2500mm x 2300mm	8' 2" x 7' 7"
Study	4000mm x 2300mm	13' 1" x 7' 7"
Bedroom 1	14500mm x 3200mm	14' 9" x 10' 6"
En Suite	2200mm x 2300mm	7' 3" x 7' 7"
Bedroom 2	24100mm x 3200mm	13' 5" x 10' 6"

APARTMENT 2



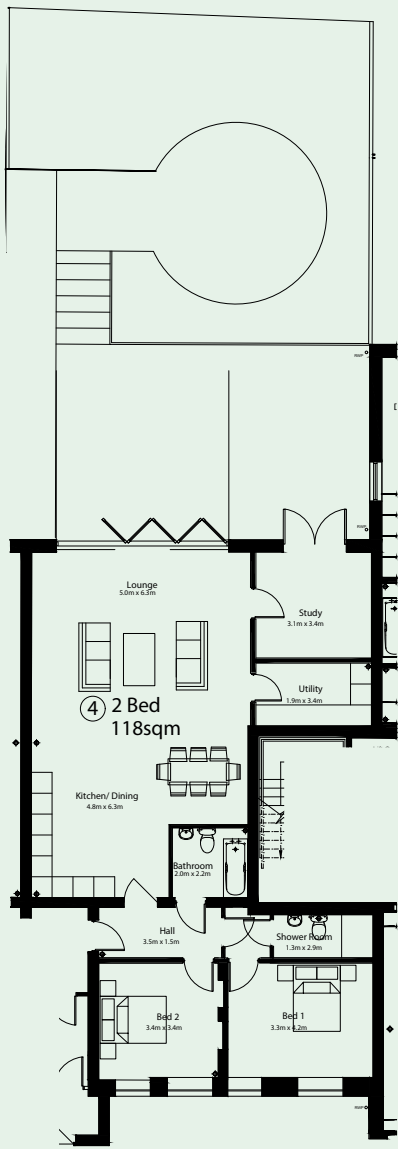
Lounge	4900mm x 5900mm	16' 1" x 19' 4"
Kitchen/Dining	5600mm x 4100mm	18' 4" x 13' 5"
Bathroom	2700mm x 2300mm	8' 10" x 7' 7"
Bedroom 1	3300mm x 3600mm	10' 10" x 11' 10"

APARTMENT 7



Lounge	5000mm x 6200mm	16' 5" x 20' 4"
Kitchen/Dining	5000mm x 6200mm	16' 5" x 20' 4"
Utility	4600mm x 1600mm	15' 1" x 5' 3"
Bathroom	2700mm x 2000mm	8' 10" x 6' 7"
Bedroom 1	2900mm x 3400mm	9' 6" x 11' 2"
En Suite	1600mm x 2000mm	5' 3" x 6' 7"
Bedroom 2	3400mm x 3200mm	11' 2" x 10' 6"

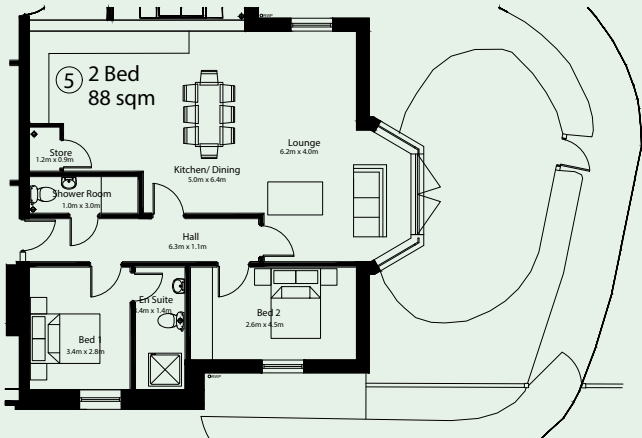
APARTMENT 8



Lounge	5000mm x 6300mm	16' 5" x 20' 8"
Kitchen/ Dining	4800mm x 6300mm	15' 9" x 20' 8"
Study	3100mm x 3400mm	10' 2" x 11' 2"
Utility	1900mm x 3400mm	6' 3" x 11' 2"
Bathroom	2000mm x 2200mm	6' 7" x 7' 3"
Bedroom 1	3300mm x 4200mm	10' 10" x 13' 9"
Shower Room	1300mm x 2900mm	4' 3" x 9' 6"
Bedroom 2	3400mm x 3400mm	11' 2" x 11' 2"

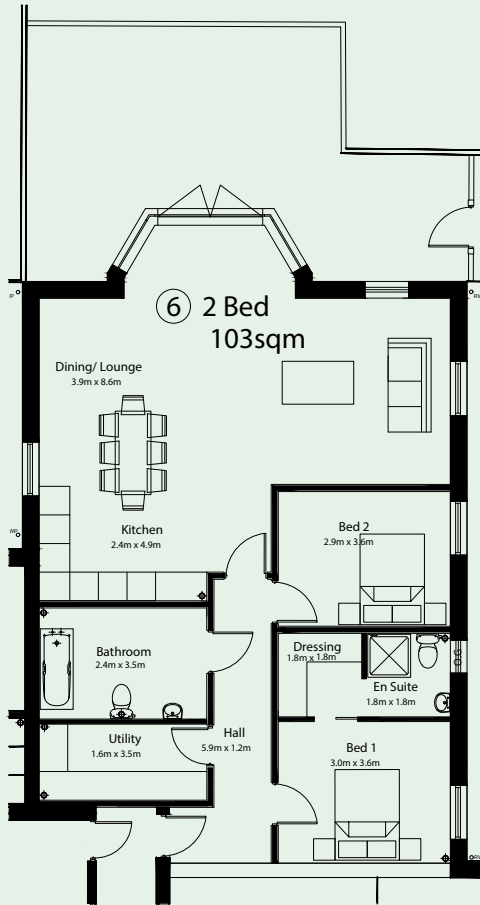
GROUND FLOOR

APARTMENT 9



Lounge	6200mm x 4000mm	20' 4" x 13' 1"
Kitchen/Dining	5000mm x 6400mm	16' 5" x 20' 12"
Shower Room	1000mm x 3000mm	3' 3" x 9' 10"
Bedroom 1	3400mm x 2800mm	11' 2" x 9' 2"
En suite	3400mm x 1400mm	11' 2" x 4' 7"
Bedroom 2	2600mm x 4500mm	8' 6" x 14' 9"

APARTMENT 10



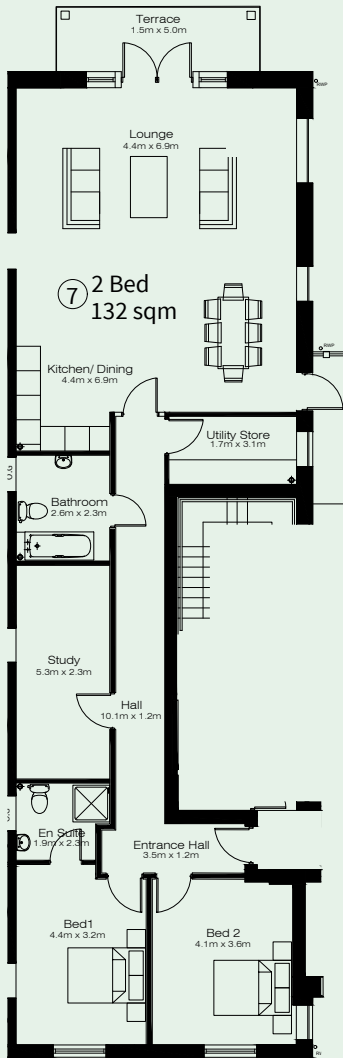
Lounge/Dining	3900mm x 8600mm	12' 10" x 28' 3"
Kitchen	2400mm x 4900mm	7' 10" x 16' 1"
Bathroom	2400mm x 3500mm	7' 10" x 11' 6"
Utility	1600mm x 3500mm	5' 3" x 11' 6"
Bedroom 1	3000mm x 3600mm	9' 10" x 11' 10"
En suite	1800mm x 1800mm	5' 11" x 5' 11"
Dressing	1800mm x 1800mm	5' 11" x 5' 11"
Bedroom 2	2900mm x 3600mm	9' 6" x 11' 10"

All floor plans and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

FIRST FLOOR

APARTMENT 3

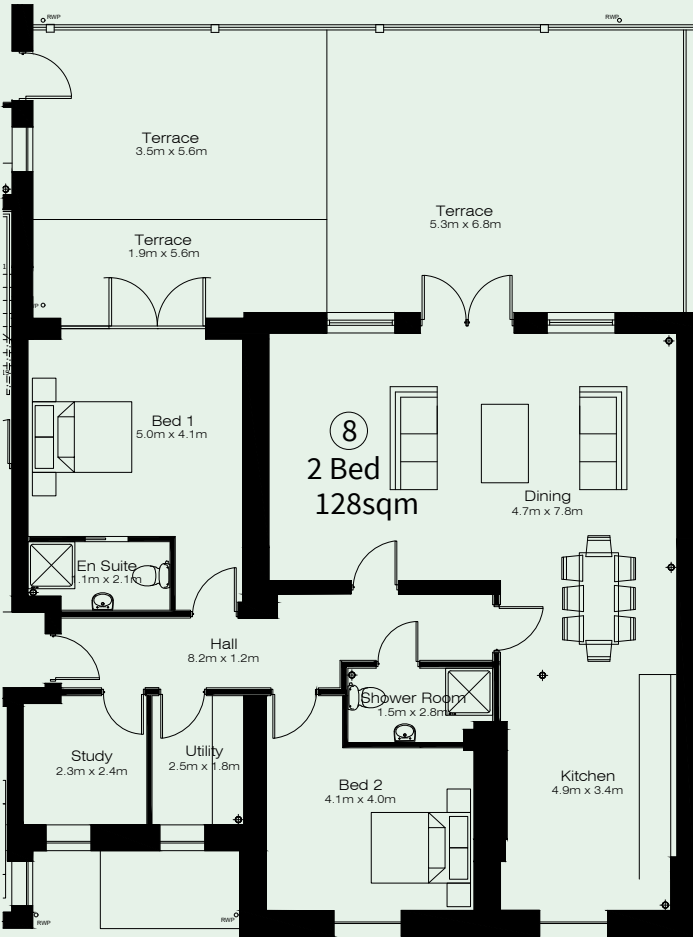
With views of the Isle of Wight



Lounge	6400mm x 6900mm	20' 12" x 22' 8"
Kitchen	3400mm x 3700mm	11' 2" x 12' 2"
Dining	4000mm x 3200mm	13' 1" x 10' 6"
Utility	3100mm x 1500mm	10' 2" x 4' 11"
Bathroom	2500mm x 2300mm	8' 2" x 7' 7"
Study	4000mm x 2300mm	13' 1" x 7' 7"
Bedroom 1	4500mm x 3200mm	14' 9" x 10' 6"
En suite	2200mm x 2300mm	7' 3" x 7' 7"
Bedroom 2	4100mm x 3200mm	13' 5" x 10' 6"

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APARTMENT 4

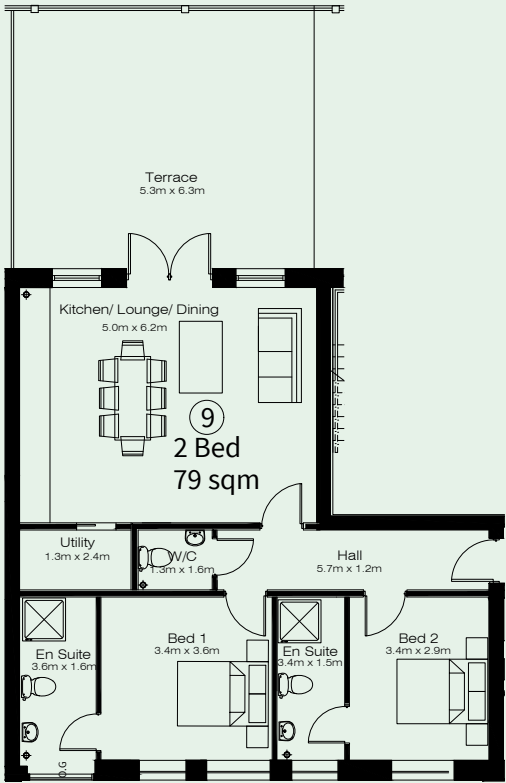


Lounge/Dining	4700mm x 7800mm	15' 5" x 25' 7"
Kitchen	4900mm x 3400mm	16' 1" x 11' 2"
Shower Room	1500mm x 2800mm	4' 11" x 9' 2"
Study	2300mm x 2400mm	7' 7" x 7' 10"
Utility	2500mm x 1800mm	8' 2" x 5' 11"
Bedroom 1	5000mm x 4100mm	16' 5" x 13' 5"
En suite	1100mm x 2100mm	3' 7" x 6' 11"
Bedroom 2	4100mm x 4000mm	13' 5" x 13' 1"

FIRST FLOOR

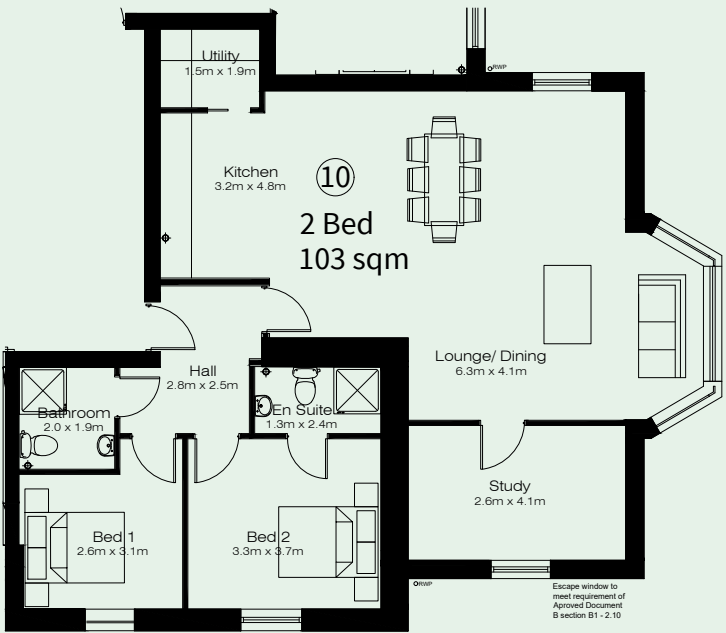
FIRST FLOOR

APARTMENT 11



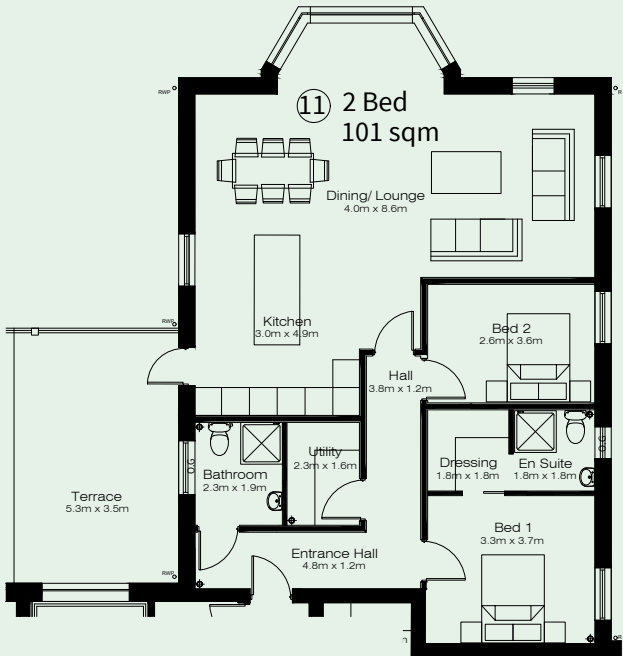
Lounge/Kitchen/ Dining	5000mm x 6200mm	16' 5" x 20' 4"
Utility	1300mm x 2400mm	4' 3" x 7' 10"
Bedroom 1	3400mm x 3600mm	11' 2" x 11' 10"
En suite 1	3600mm x 1600mm	11' 10" x 5' 3"
Bedroom 2	3400mm x 2900mm	11' 2" x 9' 6"
En suite 2	3400mm x 1500mm	11' 2" x 4' 11"

APARTMENT 12



Lounge/Dining	6300mm x 4100mm	20' 8" x 13' 5"
Kitchen	3200mm x 4800mm	10' 6" x 15' 9"
Utility	1500mm x 1900mm	4' 11" x 6' 3"
Study	2600mm x 4100mm	8' 6" x 13' 5"
Bedroom 1	2600mm x 3100mm	8' 6" x 10' 2"
En suite 1	2000mm x 1900mm	6' 7" x 6' 3"
Bedroom 2	3300mm x 3700mm	10' 10" x 12' 2"
En suite 2	1300mm x 2400mm	4' 3" x 7' 10"

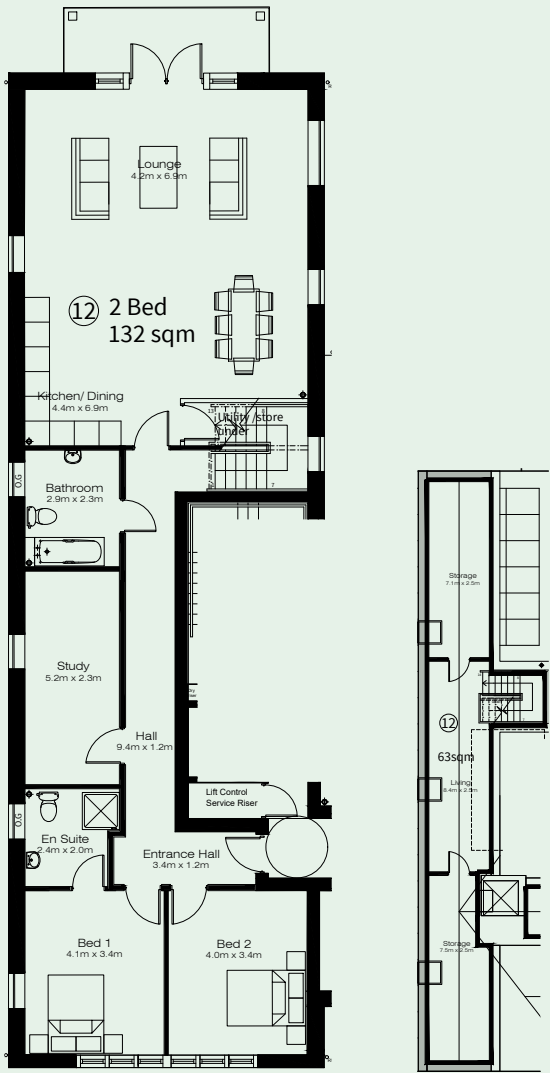
APARTMENT 13



Lounge/Dining	4000mm x 8600mm	13' 1" x 28' 3"
Kitchen	3000mm x 4900mm	9' 10" x 16' 1"
Utility	2300mm x 1600mm	7' 7" x 5' 3"
Bathroom	2300mm x 1900mm	7' 7" x 6' 3"
Bedroom 1	3300mm x 3700mm	10' 10" x 12' 2"
En suite	1800mm x 1800mm	5' 11" x 5' 11"
Dressing	1800mm x 1800mm	5' 11" x 5' 11"
Bedroom 2	2600mm x 3600mm	8' 6" x 11' 10"

PENTHOUSE 5

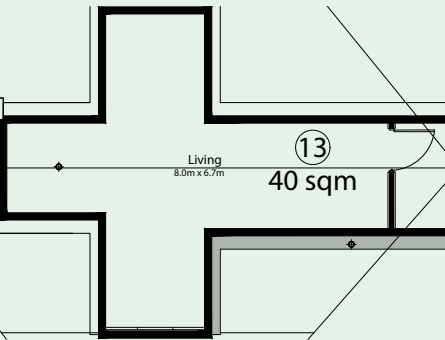
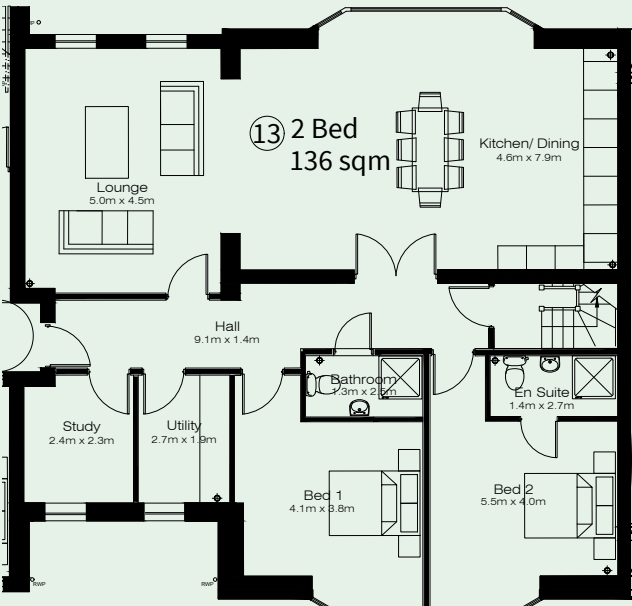
With views of the Isle of Wight



Lounge	4200mm x 6900mm	13' 9" x 22' 8"
Kitchen/Dining	4400mm x 6900mm	14' 5" x 22' 8"
Bathroom	2900mm x 2300mm	9' 6" x 7' 7"
Study	5200mm x 2300mm	17' 1" x 7' 7"
Bedroom 1	4100mm x 3400mm	13' 5" x 11' 2"
En suite	2400mm x 2000mm	7' 10" x 6' 7"
Bedroom 2	4000mm x 3400mm	13' 1" x 11' 2"
Storage	8400mm x 2500mm	27' 7" x 8' 2"

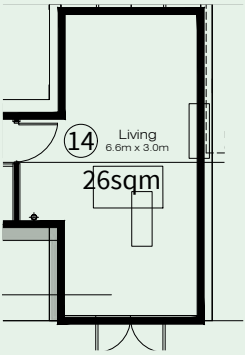
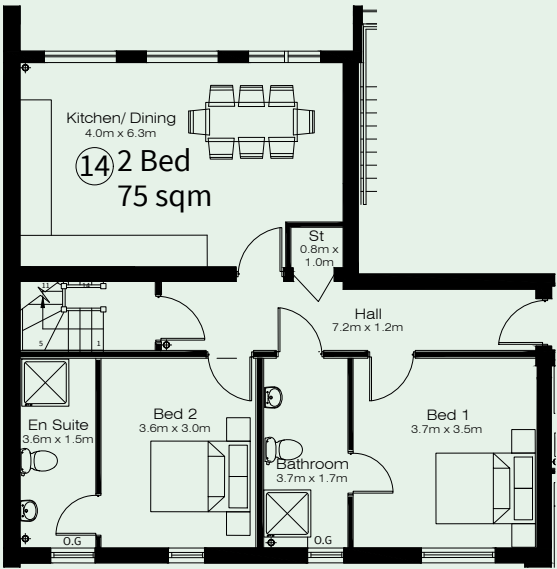
SECOND FLOOR

PENTHOUSE 6



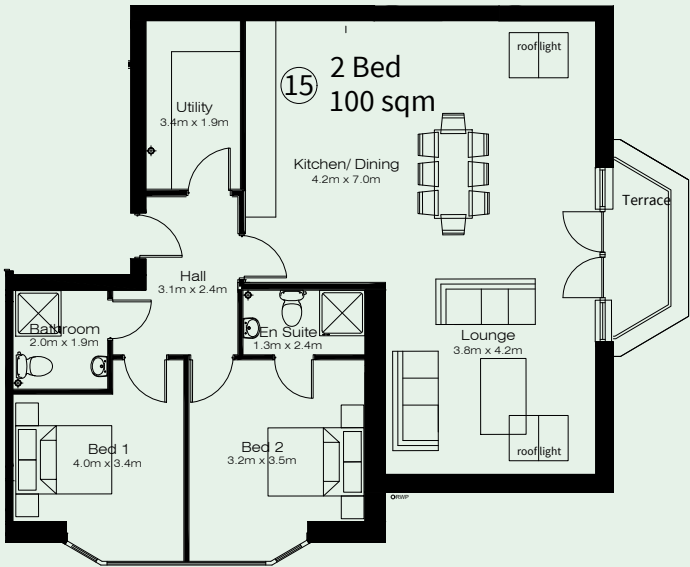
Lounge	5000mm x 4500mm	16' 5" x 14' 9"
Kitchen/Dining	4600mm x 7900mm	15' 1" x 25' 11"
Study	2400mm x 2300mm	7' 10" x 7' 7"
Utility	2700mm x 1900mm	8' 10" x 6' 3"
Bathroom	1300mm x 2500mm	4' 3" x 8' 2"
Bedroom 1	4100mm x 3800mm	13' 5" x 12' 6"
Bedroom 2	5500mm x 4000mm	18' 1" x 13' 1"
En suite	1400mm x 2700mm	4' 7" x 8' 10"
Storage	8000mm x 6700mm	26' 3" x 21' 12"

PENTHOUSE 14



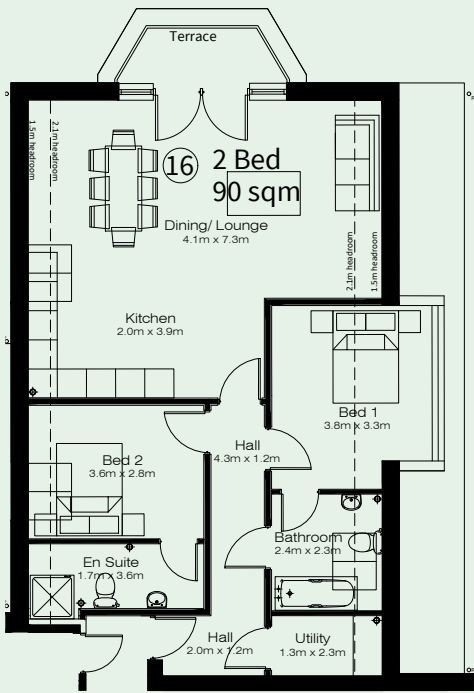
Kitchen/Dining	4000mm x 6300mm	13' 1" x 20' 8"
Bedroom 1	3700mm x 3500mm	12' 2" x 11' 6"
Bathroom	3700mm x 1700mm	12' 2" x 5' 7"
Bedroom 2	3600mm x 3000mm	11' 10" x 9' 10"
En suite	3600mm x 1500mm	11' 10" x 4' 11"
Storage	6600mm x 3000mm	21' 8" x 9' 10"

PENTHOUSE 15



Lounge	3800mm x 4200mm	12' 6" x 13' 9"
Kitchen/Dining	4200mm x 7000mm	13' 9" x 22' 12"
Utility	3400mm x 1900mm	11' 2" x 6' 3"
Bathroom	2000mm x 1900mm	6' 7" x 6' 3"
Bedroom 1	4000mm x 3400mm	13' 1" x 11' 2"
Bedroom 2	3200mm x 3500mm	10' 6" x 11' 6"
En suite	1300mm x 2400mm	4' 3" x 7' 10"

PENTHOUSE 16



Lounge/Dining	4100mm x 7300mm	13' 5" x 23' 11"
Kitchen	2000mm x 3900mm	6' 7" x 12' 10"
Utility	1300mm x 2300mm	4' 3" x 7' 7"
Bathroom	2400mm x 2300mm	7' 10" x 7' 7"
Bedroom 1	3800mm x 3300mm	12' 6" x 10' 10"
Bedroom 2	3600mm x 2800mm	11' 10" x 9' 2"
En suite	1700mm x 3600mm	5' 7" x 11' 10"

ELEGANT LIVING WITH EXCEPTIONAL ONSITE AMENITIES

Each home is individually designed and beautifully appointed, with far-reaching sea views, private outdoor space and access to landscaped communal gardens.

Residents can enjoy the exclusive onsite storage*, as well as the ease of allocated parking.

Kitchen

- Fully fitted Sheraton kitchen with Silestone Quartz worktops and integrated appliances
- Smeg 4-ring induction hob with built-in extraction
- Smeg integrated fridge/freezer
- Under-mounted lights to wall cabinets
- Recessed ceiling downlights
- Under-mounted 1 and a half bowl sink
- Two island pendants
- Wine fridge, where applicable

Utility

- Fully fitted Sheraton kitchen/utility with Silestone quartz worktops and integrated appliances
- Underfloor heating manifold
- Combi boiler in the larder unit
- One and a half bowl sink
- Smeg integrated washer/dryer
- Recessed ceiling lighting

Living/Dining Room

- Recessed ceiling downlights
- T.V. point/Hardwired Ethernet cable
- WAP

Study

- Hardwired Ethernet point
- Recessed ceiling lighting

Bathrooms

- En suites for master bedrooms
- Recessed ceiling lighting
- T.V./Hardwired Ethernet cable

Bathrooms/En suites

- LED mirror light
- Concealed Cistern and back to wall pan
- 600-800mm light oak vanity unit with white basin
- White free-standing Artesan bath & flexi shower head (no bath in the en suites)
- Electric heated towel rail
- 800 x 1400mm walk-in stone effect shower tray with fixed shower screens, rainwater shower head & hand-held shower head
- Cappuccino stone multi-panel. Floor to ceiling in the shower and 1100mm high in the rest of the room
- Recessed ceiling lighting
- All brassware satin brass Vado, Cameo range

Balcony

- Outdoor lighting
- Outdoor socket.



Additional finishes

- Underfloor heating throughout
- Broadband connected (broadband supplier arranged by occupier)
- Palio Karndean LVT click and lay system to hallways, living spaces and bathrooms/en suites
- Carpets to bedrooms, studies & upstairs in any Duplex
- Mixture of UPVC flush and sash windows
- Video intercom
- Apartments' entrance doors are all PAS 24 Rated
- 2 Stairwells, both with lifts
- Sprinklers throughout and dry risers in each stairwell
- Undercroft parking to south elevation
- Internal storage for each apartment
- Private outdoor space for most apartments plus communal gardens



- Portland stone window sills throughout
- Solar and storage battery for all communal & outdoor lighting/electricity
- Onsite storage (which could be used as a gym by agreement with the management company)
- Bat boxes, bird boxes and bee hotels

*Could be used as a gym by agreement with the management company.
Specification may vary across the apartments, please speak to the Sales Agent who will be able to advise in more detail.

ABOUT US

COOKE CONSTRUCTION LTD

A family business rooted in craftsmanship.



With over 75 years of combined experience across three generations, Cooke Construction LTD is a family-run building company led by Helen, Steve and Dom Cooke. Based in Weymouth and known for their versatile skillset, the team has delivered projects across the UK - from listed building restorations and new builds to hotel renovations, commercial units and flat conversions.

At the core of their work is a hands-on, detail-led approach supported by a trusted team of tradespeople and long-standing subcontractors.

Each site is meticulously prepared, with a strong emphasis on cleanliness and a crisp finish. Proudly independent, Cooke Construction LTD continues to work with local suppliers and builders' merchants, combining traditional values with modern execution.

WH DEVELOPMENTS DORSET LLP

Building from heritage, with a personal vision.



WH Developments Dorset LLP is a family-led development company founded by Kellie and Dom Cooke. Wordsworth House draws on decades of construction knowledge and a deeply personal connection to the building itself.

Formerly a care home purchased by Kellie's grandmother in 1982, Wordsworth House has played a defining role in her life, from childhood memories to her later career as a nurse and registered manager on site.

The building's east wing was added by her grandfather in 1985, embedding family history into its very structure.

When the care business was no longer sustainable, the pair were inspired to reimagine the property as a landmark coastal residence for a new generation. With heritage, emotion and quality at its heart, the project sets a high standard for what is to come.



PURELY LIVING

NEW HOMES | LAND | PRESTIGE PROPERTY



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The information within this document is indicative and is intended to act as a guide only as to the finished product.
These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness.
The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Designed by ANTLER