



**Corfe Mullen
Dorset, BH21 3HW**

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FREEHOLD PRICE £595,000

A double extended character family home offering four double bedrooms, two reception rooms, kitchen/diner with wood burner, separate utility room, integral garage, superb garden with orchard surrounded by countryside within easy reach of schools and local supermarket.

- Entrance hall with stairs leading to first floor landing
- Sitting room with open fire and bay window overlooking the front drive
- Kitchen/diner finished in a range of matt grey units with a complementary worktop, including high gloss grey floor tiles, built in stoves, double oven, gas hob, chimney style hood, space for American fridge freezer and large picture window overlooking the garden
- Separate utility room finished in a range of matt grey units with a complementary worktop with space for a washing machine and dishwasher and stable door opening onto the patio
- Separate dining room with French doors opening onto the patio
- Cloakroom with wall mounted wash hand basin and vanity unit
- Four double bedrooms all with countryside views: one with fitted wardrobes and space for wardrobes in all remaining three
- Family bathroom including double ended bath, WC, separate corner shower cubical and wash hand basin set in a vanity unit
- Outside: Set on a south facing, generous size corner plot with countryside views offering a high degree of privacy including an orchard, due to the size of the garden you can catch the sun all day until late evening. The integral garage has power and light and could be converted into a third reception room and off-road parking for up to four cars.

The property is close to several popular local schools and in close proximity to local amenities including a petrol station, gym, two Co-ops and the Recreation Ground. It is within 2 miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

EPC RATING: D COUNCIL TAX BAND: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

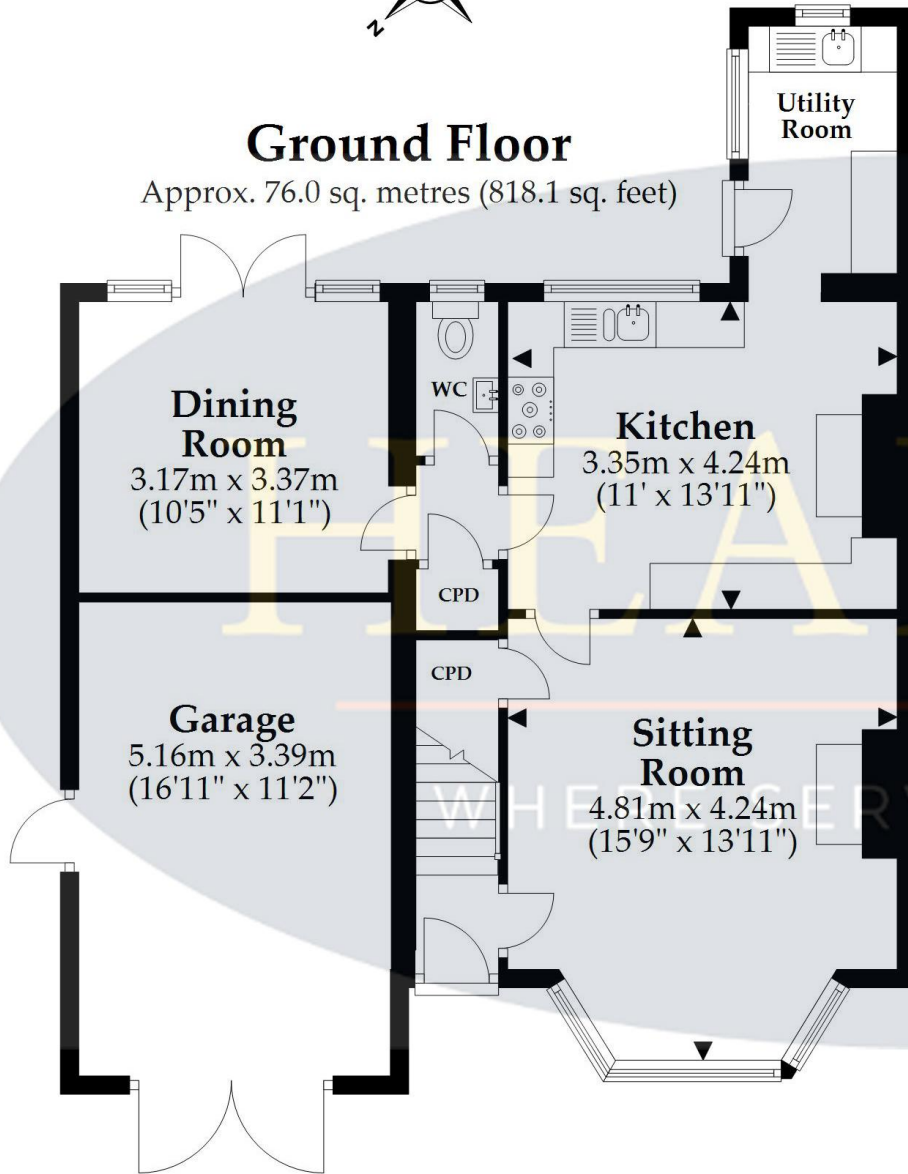






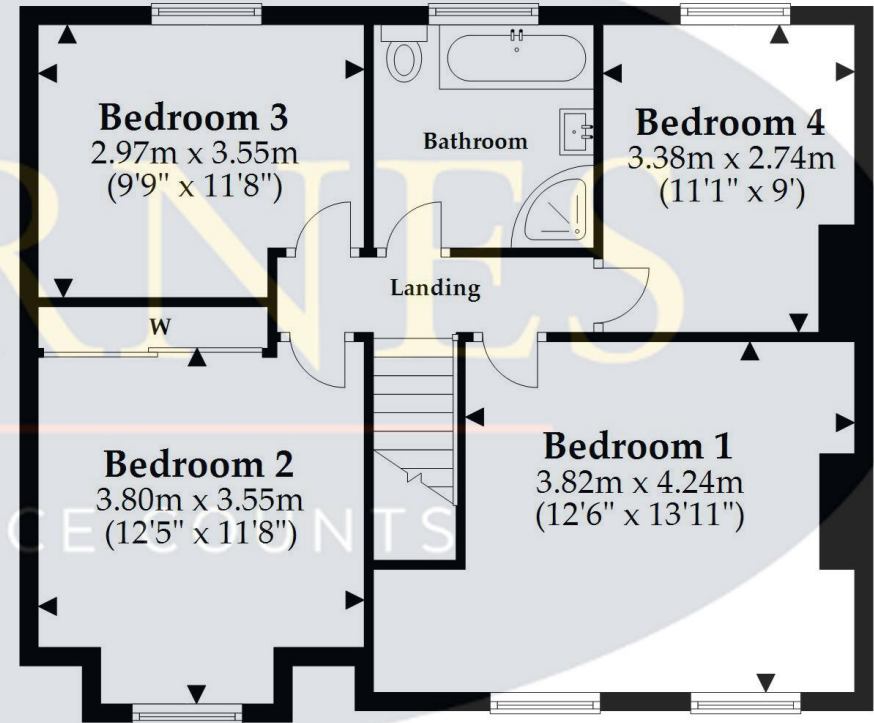
Ground Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



First Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



Total area: approx. 140.2 sq. metres (1508.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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