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Corfe Mullen, Dorset, BH21 3HL
FOR SALE

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FREEHOLD PRICE GUIDE: £600,000

A spacious four bedroom detached family home set within a generous plot enjoying superb views over open fields and countryside. Requiring some modernisation, the property offers excellent potential to be a wonderful long term home. Further benefits include a large rear garden and NO FORWARD CHAIN.

- Spacious entrance hallway with cloaks cupboard and downstairs cloakroom with wash hand basin and WC
- Dual aspect kitchen/dining room in need of updating. Kitchen with range of base and eye level units and drawers with worktops, inset hob extractor fan over, adjoining oven and grill, space for appliances. Dining area with space for table and chairs, double doors to sitting room
- Generous size sitting room with rear aspect and French doors to raised terrace and garden
- Four double bedrooms with en suite shower room to bedroom four
- Bedroom three and four enjoying views over rear garden and open countryside
- Family bathroom in need of modernisation
- Outside: A tarmac driveway provides ample off road parking leading to oversize integral garage. Substantial rear garden being a key feature to the property. Patio and terrace seating area leads to a brook with a bridge over and onto extensive lawn with an orchard containing apple, pear and plum trees and shrubs backing onto open fields and countryside beyond creating an idyllic setting

The property is situated in a well established area in a semi rural location. Corfe Mullen is renowned for its sought after schools and good range of shops and amenities. It is within three miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: TBC













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.





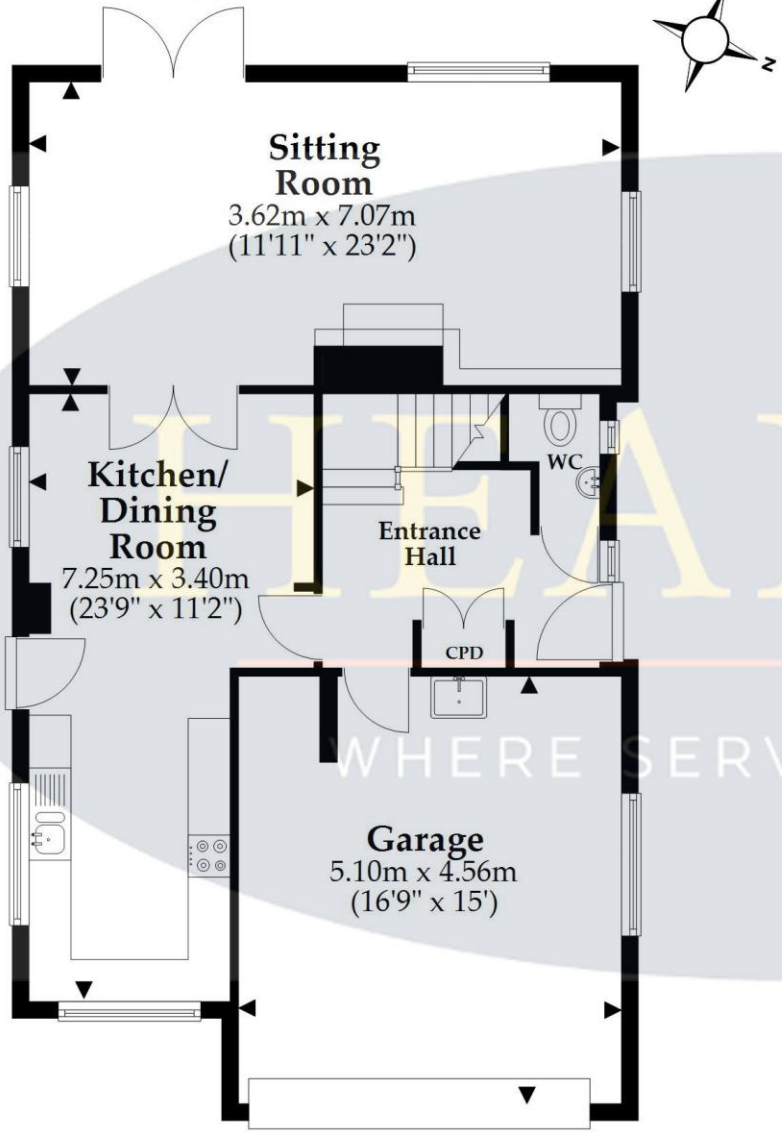




Ground Floor

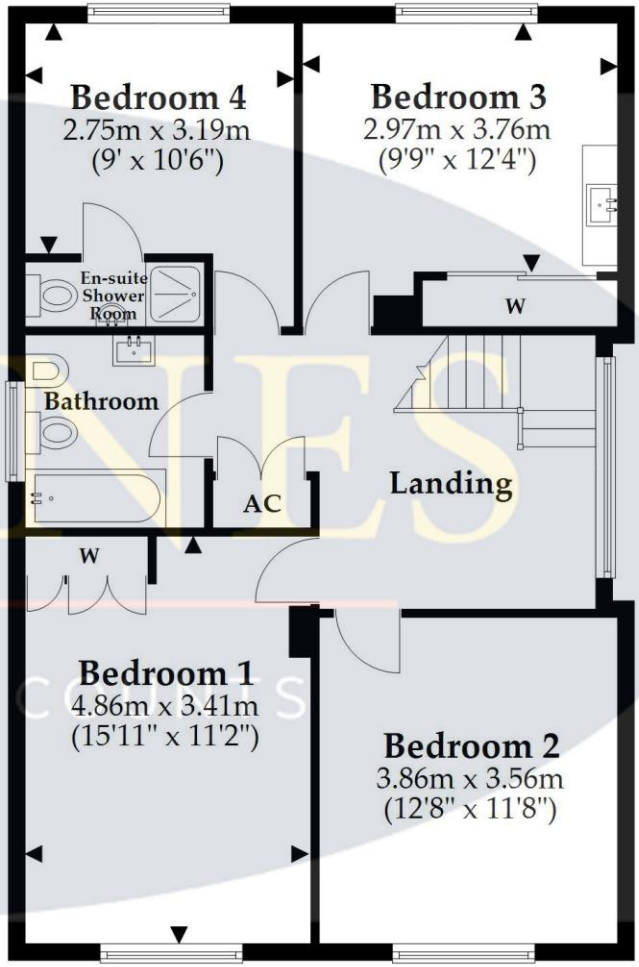
Main area: approx. 58.1 sq. metres (625.3 sq. feet)

Plus garages, approx. 23.3 sq. metres (250.3 sq. feet)



First Floor

Approx. 76.6 sq. metres (824.3 sq. feet)



Main area: Approx. 134.7 sq. metres (1449.6 sq. feet)

Plus garages, approx. 23.3 sq. metres (250.3 sq. feet)

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

LJT Surveying













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