



# HEARNES

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FOR SALE

Corfe Mullen, Dorset, BH21 3DY

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## FREEHOLD PRICE GUIDE: £775,000

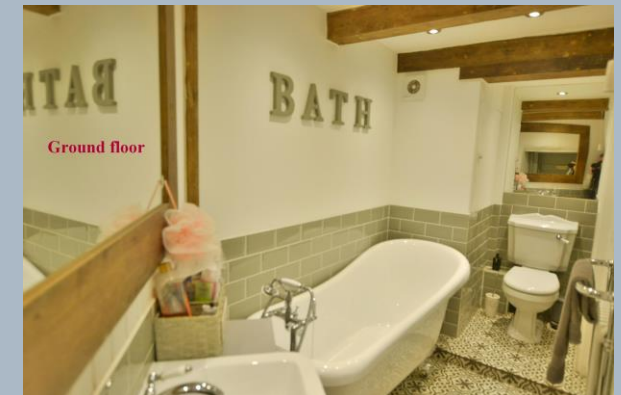
A spacious character family home offering 1,755 sq ft of accommodation built circa 1630 with four bedrooms, three reception rooms and three bathrooms, a landscaped garden and four large outbuildings and parking for approximately five cars approximately 2.5 miles from Wimborne and within easy reach of the many amenities of Corfe Mullen.

- Entrance area with stairs to first floor and access to the sitting room
- Superb refurbished kitchen/diner with triple aspect, oak flooring, character gas fireplace, vaulted ceiling, a range of grey gloss units with complementary wooden worktops, integrated dishwasher, larder fridge and larder freezer, Smeg 6 ring gas hob, electric Range cooker and Smeg microwave, pan drawers, corner carousel, copper sink and matching taps
- Separate utility room with matching units, integrated washing machine and tumble dryer
- Two generous size character beamed ceiling sitting rooms with character feature fireplace, one with dual aspect
- Separate study with double doors opening onto the patio
- Three double bedrooms. The main bedroom is on the ground floor with beamed ceiling, fitted wardrobes and en suite bathroom with tiled floor, character bath with claw feet, wash hand basin set in a vanity unit and WC , two double bedrooms on the first floor plus guest bedroom (restricted head room) both with garden views and fitted wardrobes
- Shower room on the first floor with wash hand basin set in a vanity unit and WC
- Beautiful ground floor en suite bathroom with 'p' shaped bath with rain shower over, heated towel rail, wash hand basin set in a vanity unit and WC
- Outside: Landscaped garden with three large outbuildings, various outside dining areas, outdoor kitchen area and ideal space for hot tub

The property is situated in a well established area and is renowned for its sought after schools and in close proximity to Corfe Mullen offering a range of shops and amenities. It is within 2.5 miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: E

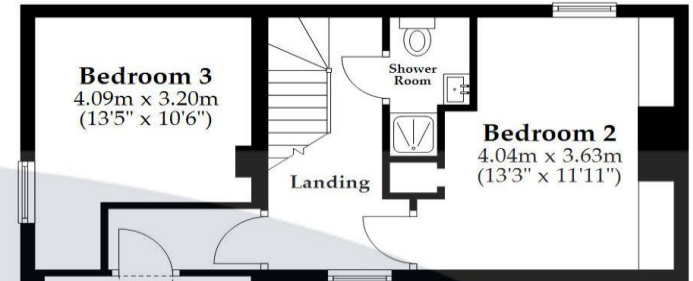
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



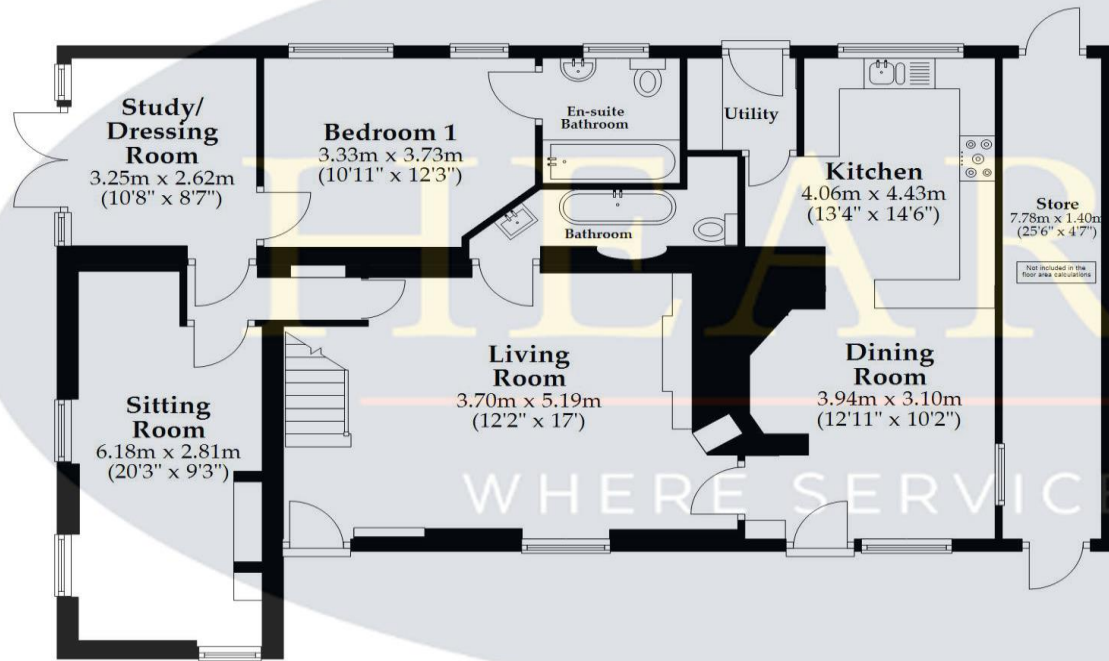


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

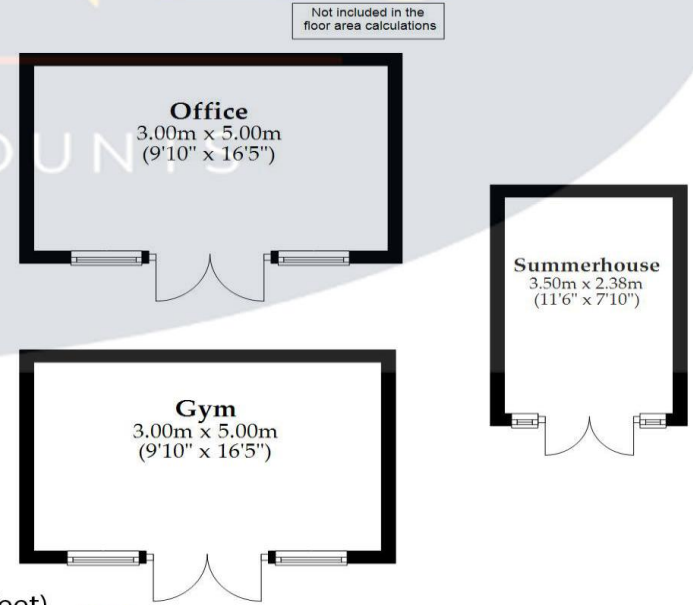
### First Floor



### Ground Floor



### Outbuildings



Total Floor Area: approx. 182 metres (1755 sq. feet)

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







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