



**ANGLEBURY, 22 TOWNSEND ROAD, CORFE CASTLE**  
**£600,000**



This substantial detached bungalow is quietly situated away from the main road, in an unmade cul-de-sac near the southern outskirts of Corfe Castle approximately two thirds of a mile from the Village Square and Castle Ruins and within easy reach of Corfe Common.

Whilst in need of some updating the property offers well planned, spacious accommodation standing in an attractive South facing garden which adjoins open country. It also has the advantage of an integral store and off-road parking.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH20 5ET**.



The spacious entrance hall welcomes you to Anglebury and is central to the accommodation. Leading off, the large living room is dual aspect with large South facing picture windows and sliding doors to the patio and rear garden. The kitchen is fitted with a range of light units with contrasting worktops, integrated hob and double oven. Beyond, the utility room gives access to the rear garden, cloakroom and home office (formerly part of the garage).

There are two good sized double bedrooms, both situated at the front of the property. The bathroom is fitted with a white suite including walk-in bath with shower over. The spacious attic room is accessed by a retractable ladder from the inner hall.

Outside, the front garden is mostly laid to lawn with flower borders, shrubs, and fruit trees. The driveway provides off-road parking for 2 vehicles and leads to the integral store (former garage). At the rear, the attractively landscaped South facing garden immediately adjoins open country. It is mostly laid to lawn with mature flower and shrub borders, ornamental trees, paved patio areas and timber garden shed.

Property Ref COR1580

Council Tax Band E



Total Floor Area Approx. 100m<sup>2</sup> (1,076 sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



