



Corfe View Road, Corfe Mullen
Wimborne, Dorset, BH21 3LY



**Christopher
Batten**

01202 841171
www.christopherbatten.com



A deceptively spacious 3 bedroom detached bungalow in need of modernisation and refurbishment, and offering great potential (subject to planning consent) for extension. A spacious annexe (comprising living room, kitchen, bedroom and bathroom) makes the property ideal for multi-generational living.

In the same ownership since it was built in 1972, this large bungalow is set at the head of a long, private driveway on a large south facing plot offering almost complete privacy. It is situated within a short level walk of shops and amenities, and enjoys easy road access to the centres of Wimborne and Broadstone, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

The property is of traditional construction, with rendered elevations, a large stone chimney breast and a concrete tiled roof, and is connected to all mains services, with gas central heating, solar panels, UPVC double glazing and some oak block flooring.

- Impressive split level living/dining room
- Kitchen/breakfast room
- Utility room
- 3 bedrooms
- 2 en suites & dressing room
- Spacious annexe with living room, bedroom, bathroom & kitchen
- Set off a long driveway
- South facing plot
- Double garage & ample parking
- Solar panels

Viewings by appointment

Price Guide £475,000-£500,000 Freehold





A wide covered entrance way with a paved floor leads to an entrance hall. There is a cloakroom with WC and wash basin, and a door to an inner porch giving access to the garage and the pool terrace.

The impressive split level living/dining room has a floor-to-ceiling Purbeck stone open fireplace, sliding doors to the pool terrace, and semi-circular steps (with wrought iron railings) leading to the dining area which has a picture window overlooking the pool, and a door to outside. A door gives access to an inner hallway with oak block flooring and picture windows overlooking the pool terrace.

Bedroom 1 is a large double room with sliding doors to outside, an en suite dressing room with cupboards, and an en suite bath/shower room with bath, shower cubicle, wash basin, WC and half tiled walls.

Bedroom 2 is a smaller double room overlooking an enclosed garden, with a range of fitted cupboards, and an en suite bathroom (with bath, wash basin, WC and fully tiled walls.) Bedroom 3 is a smaller double room with fitted cupboards.

The kitchen/breakfast room has original oak units, worktops, sink, larder cupboard, breakfast bar, Zanussi fan oven, 4-burner gas hob and space for white goods. A separate utility room has a stainless steel sink, worktops, base and wall cupboards, and a wall mounted gas combination boiler.

There is a rear hallway with storage cupboard, doors to the front and side gardens, and a door to the annexe.





The annexe

A small hallway leads to a living room with sliding doors to the garden, and there is a kitchen with stainless steel sink, worktops, base and wall cupboards, space for cooker and fridge-freezer, and view onto the front garden. The double bedroom overlooks the garden and has a door to a large bathroom with bath, wash basin, WC and excellent storage space.

The property is accessed via a long tarmac driveway enclosed by fencing and walling and leading into a large gravelled courtyard screened by hedging, with ample parking space, a large shrub bed, stone stack borders, grass and 2 apple trees. There is a large attached double garage with up-and-over door, storage space, lighting and power.

The rear garden is enclosed by fencing and laurel hedges and has a 25' x 16' concrete swimming pool (not operational) set in a paved terrace. The side garden has grass, high laurel hedges and an established blue cedar tree.

DIRECTIONS: From Wimborne, proceed west along Julians Road to the Lake Gates roundabout at the junction with the A31. Take the second exit into Wimborne Road and proceed up the hill. At the roundabout, take the second exit into Lockyers Road. At the Win Green roundabout, take the second exit into Wareham Road. After about 1 mile, proceed past the shops on the left, and Corfe View Road is almost directly opposite, on the right.

COUNCIL TAX: Band E

EPC RATING: Band C





15 East Street, Wimborne, Dorset BH21 1DT
 Tel: (01202) 841171/2 Fax: (01202) 842714
 Email: properties@christopherbatten.com



www.christopherbatten.com

'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have 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. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.