

**4 Gorse Road, Corfe Mullen,
Wimborne, BH21 3SJ**

**£875,000
Freehold**



A truly wonderful opportunity to acquire a most spacious, five double bedroom country home set on the fringe of this ever popular village close to renowned Castle Court school. The property has been skilfully extended to provide a welcoming reception hall, outstanding 26' living room with twin bi-fold doors and a fireplace with wood burner, breathtaking kitchen/family/dining room with marble worksurfaces, utility room, amazing master bedroom suite with dressing room and en-suite bathroom, guest bedroom with en-suite shower room, three further double bedrooms, family bathroom, integral double garage and amazing well stocked gardens including the addition of a 40' swimming pool. It is fair to say that the property would now benefit from some cosmetic updating. Early viewing strong advised!

COVERED PORCH Hardwood 'Medieval' style door to:

SPACIOUS RECEPTION HALL Radiator, distressed stone flooring, understairs cupboard

CLOAKROOM Suite comprising close coupled WC, wall hung wash hand basin, part tiled walls, radiator with heated towel rail, distressed stone flooring, window overlooking rear garden and countryside in the distance

FROM THE RECEPTION HALL GLAZED DOUBLE DOORS
Lead into:

OUTSTANDING LIVING ROOM 26' 6" x 23' 10" max. into wide bay (8.08m x 7.26m) A stunning room with high ceilings and two sets of three meter bi-fold doors leading out to the garden, wide bay window to front elevation, second window to front elevation, feature fireplace with inset wood burning stove

OPPOSITE THE LIVING ROOM FROM RECEPTION HALL, DOUBLE DOORS Lead into:

BEAUTIFULLY APPOINTED KITCHEN/FAMILY/DINING ROOM 22' 2" x 17' 8" overall (6.76m x 5.38m) Fitted with an extensive range of wall and floor mounted units with marble worksurfaces and kickbacks, twin Belfast sink, space for dishwasher, space for range cooker, integrated eye level oven, built in fridge and freezer, feature island with additional storage below and once again marble worksurface with kickback, distressed stone flooring, wall mounted plate rack, wall mounted glazed display cabinet, two windows to front elevation, two tall radiators, twin French doors lead out to the garden

UTILITY ROOM 17' 10" x 6' (5.44m x 1.83m) Fitted with a range of wall and floor mounted units with fitted worksurfaces, inset stainless steel single bowl sink unit, plumbing and space for a washing machine/tumble dryer, cupboard housing Vaillant wall mounted gas boiler, distressed stone flooring, radiator, two windows to rear elevation, internal door to double garage

FROM THE RECEPTION HALL, AN EASY TREAD STAIRCASE With spindle balustrade leads to:

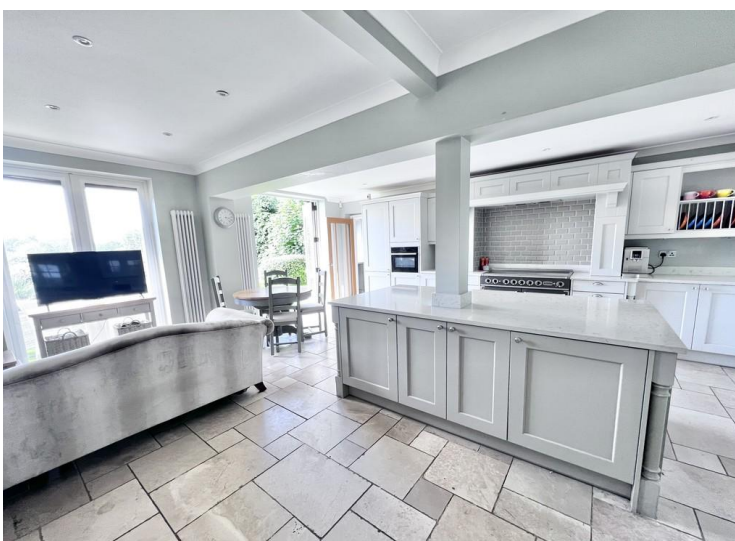
FIRST FLOOR LANDING Window overlooking rear garden and countryside beyond, airing cupboard with fitted linen shelving and mains pressure unvented hot water system, access to loft space

BREATHTAKING MASTER BEDROOM 20' 2" x 15' 7" overall (6.15m x 4.75m) Radiator, power points, TV point, window to front elevation, window overlooking the rear garden, again with fine views, through way to:

DRESSING ROOM 15' 6" x 9' 8" (4.72m x 2.95m) Fitted with a range of built in wardrobes and having space for additional furniture if needed, radiator, Velux window, door to:

EN-SUITE BATHROOM With separate shower, suite comprising panelled bath with mixer tap, separate walk in shower with wall mounted thermostatically controlled shower, pedestal wash hand basin, close coupled WC, tiled walls, radiator, window to front elevation

GUEST BEDROOM 20' 2" x 14' 6" max. (6.15m x 4.42m) Two radiators, range of built in wardrobes with adjacent chest of drawers, TV point, window to front elevation, window overlooking rear garden



EN-SUITE SHOWER ROOM Suite comprising walk in oversize shower with wall mounted thermostatically controlled shower, close coupled WC, pedestal wash hand basin, fully tiled walls, heated towel rail, window to side elevation

BEDROOM 3 14' 4" x 8' 4" (4.37m x 2.54m) Radiator, built in wardrobe, two windows to front elevation

BEDROOM 4 11' 4" x 8' 10" (3.45m x 2.69m) Radiator, built in double wardrobe, window overlooking rear garden and countryside beyond

BEDROOM 5 11' 6" x 8' 2" (3.51m x 2.49m) Radiator, built in wardrobe, window to front elevation

FAMILY BATHROOM Suite comprising panelled bath with mixer taps, wall mounted thermostatically controlled shower, close coupled WC, pedestal wash hand basin, tiled walls, radiator, window to rear elevation

OUTSIDE - FRONT This distinctive country home can be found on the edge of this ever popular village close to open countryside. On approaching the property timber double gates provide access to the extensive driveway where one will find good parking, together with a turning area. The remainder of the front garden is laid to lawn bordered by mature hedgerow and tree life which ensures a high degree of seclusion. The driveway continues to an INTEGRAL DOUBLE GARAGE measuring approximately 18' 8" x 18' with electric up and over door, together with light and power.

OUTSIDE - REAR The stunning rear garden enjoys a pleasant westerly aspect with a countryside outlook. Once in the garden there is a full width entertaining area currently laid with artificial lawn, there is space for a hot tub if desired, outside tap. From this part of the garden several steps lead down to the main garden where there is a feature swimming pool measuring approximately 40' x 18' set within a paved patio area enjoying total seclusion. Please note that we have not tested the workings of the swimming pool and any prospective purchasers should carry out their own test prior to committing to purchase if required. The remainder of the garden is lawned whilst the entire garden is flanked by high mature hedgerow ensuring total seclusion.

COUNCIL TAX BAND 'G' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

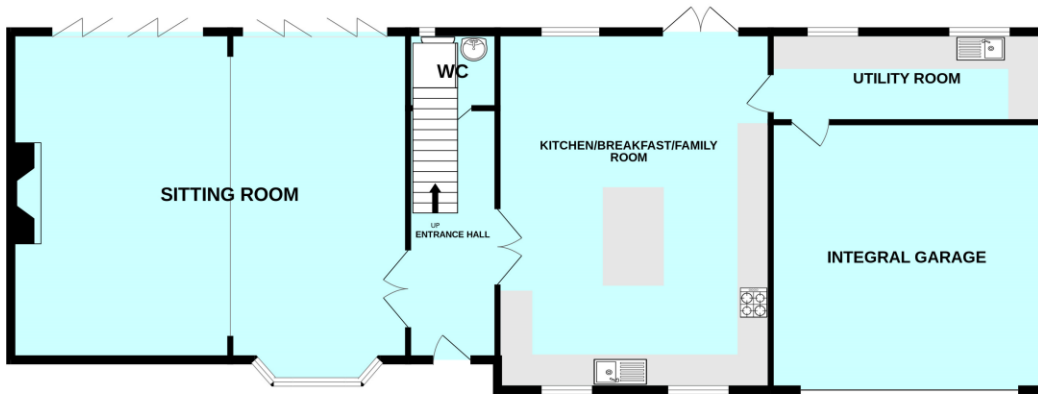
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15151**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

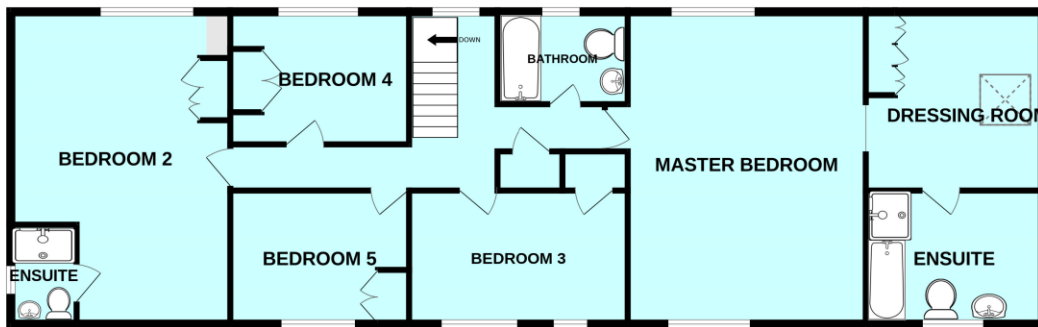




GROUND FLOOR
1516 sq.ft. (140.8 sq.m.) approx.



1ST FLOOR
1376 sq.ft. (127.8 sq.m.) approx.



TOTAL FLOOR AREA : 2892 sq.ft. (268.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk