



5 COLLETTS CLOSE, CORFE CASTLE
£695,000

This detached family house is well situated at the end of a residential cul-de-sac near the southern outskirts of Corfe Castle, close to open country and about three quarters of a mile from the Village Square and Castle Ruins. It is thought to have been constructed during the 1970s/80s and has attractive external elevations of natural Purbeck stone under a conventional pitched roof covered with concrete tiles.

5 Colletts Close has undergone renovation in recent years, offering immaculately presented accommodation throughout, the property has the considerable advantage of an easily maintained garden, garage (for storage purposes only), parking and some views of the Purbeck Hills in the distance.

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.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, **01929 422284**. Postcode **BH20 5HG**.



The entrance hall welcomes you to this spacious family home. glazed double doors lead to the large living room boasting triple aspects and featuring an attractive fireplace with woodburning stove. The kitchen/dining room is fitted with an extensive range of stylish two tone modern units with contrasting worktops and integrated appliances including a dishwasher, fridge/freezer, electric oven and hob. Casement doors open to the rear garden blending inside and out to create a perfect entertaining space. A cloakroom completes the accommodation on this level.

On the first floor, there are three double bedrooms; bedroom one is particularly spacious, with some views of the Purbeck Hills in the distance. It also has the advantages of a fitted wardrobe and a modern en-suite bathroom. Bedrooms two and three are also good sized doubles. The modern family bathroom is fitted with a white suite including a 'P' shaped bath and a separate walk-in shower.

Outside, the front garden is lawned with mature shrubs. A Tarmac driveway provides off-road parking for two vehicles and leads to the half length garage and utility room. At the rear, the private South facing garden has been attractively landscaped, with lawned area, flower and shrub borders and a stone paved patio providing seating and outdoor dining area.

Property Ref: COR1755

Council Tax Band F

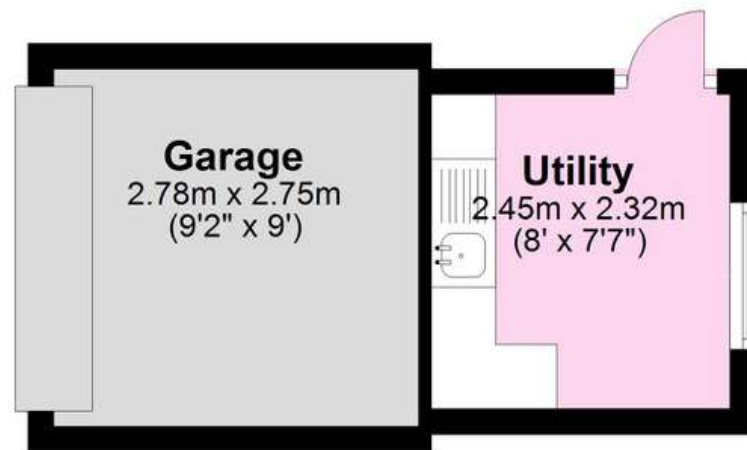
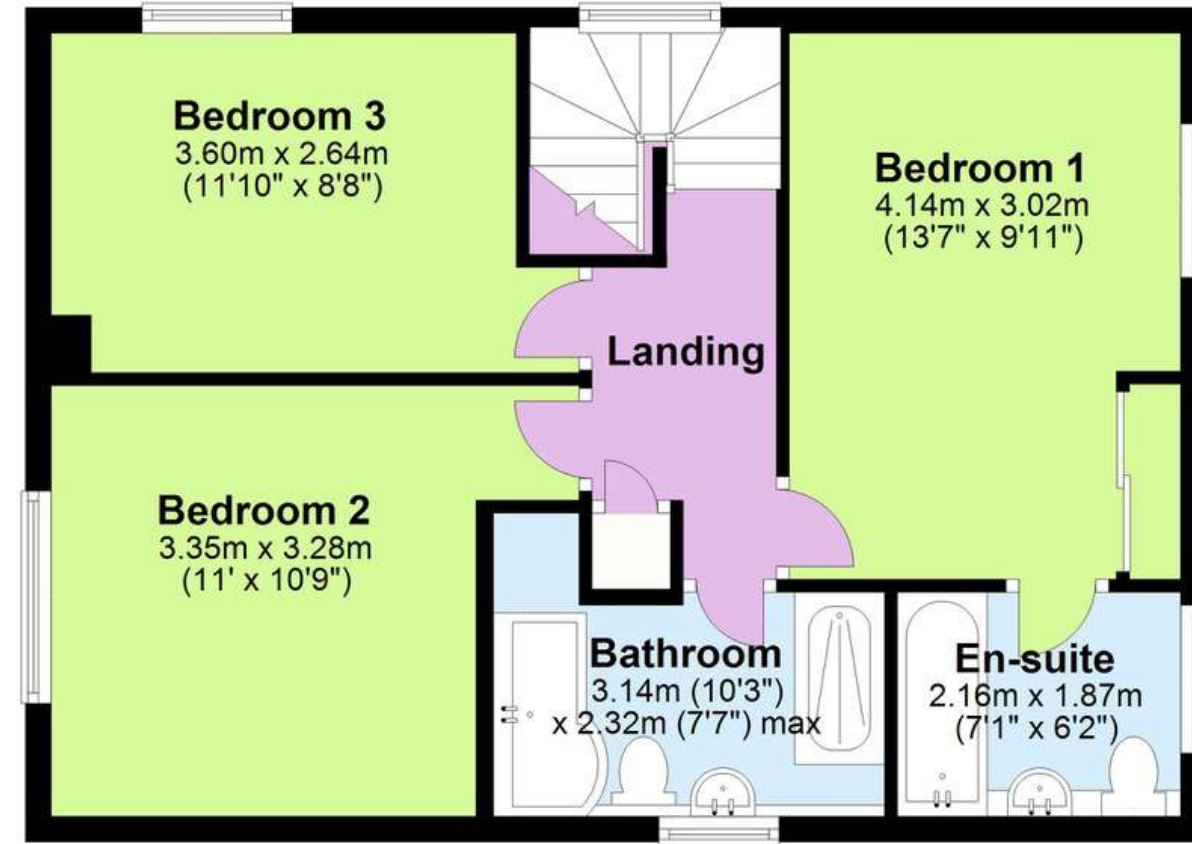
Total Floor Area (excl Garage & utility) Approx. 107m² (1,151 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

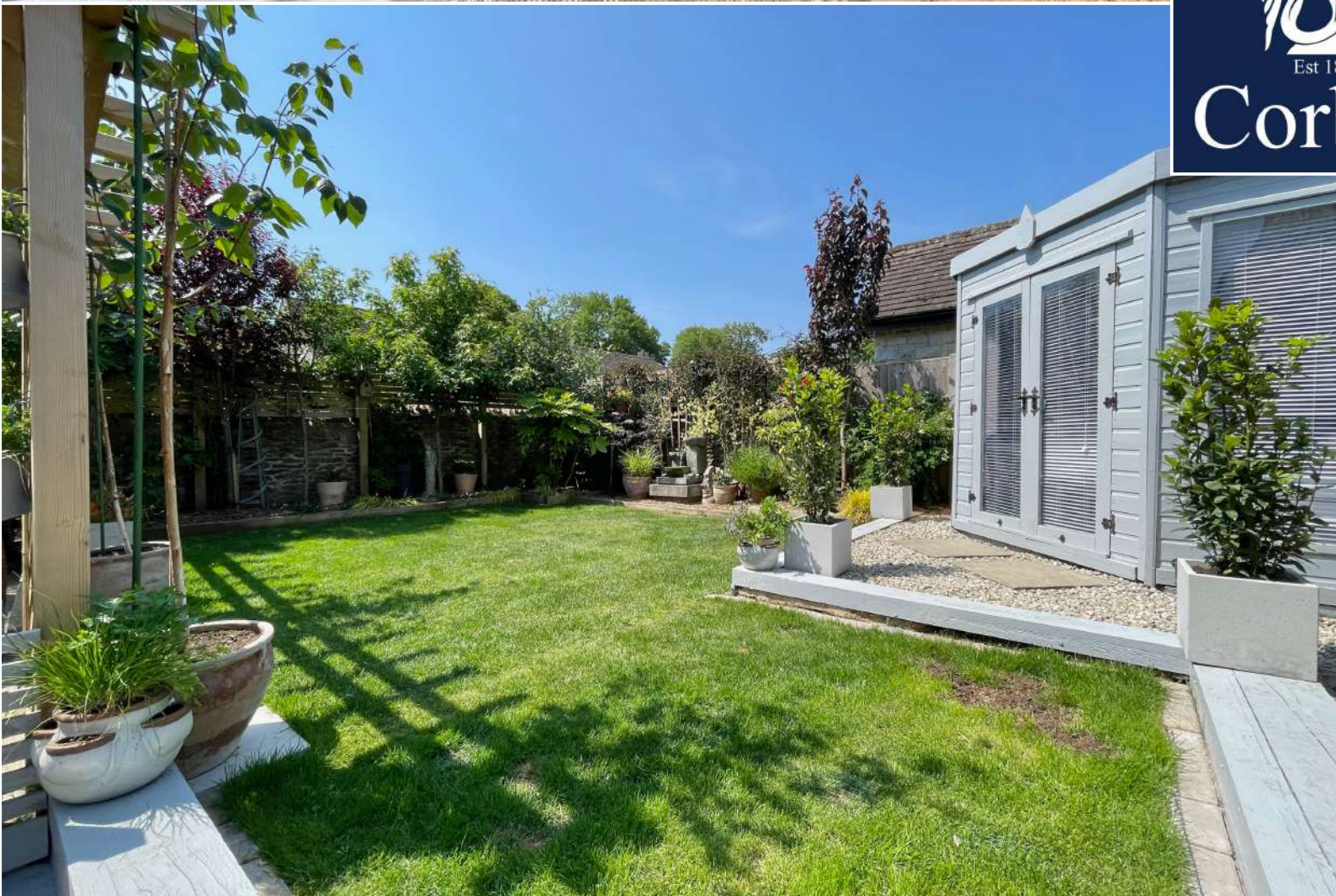
Ground Floor



First Floor



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5 Colletts Close, Corfe Castle, Wareham, Dorset, BH20 5HG

