



## 10 Henbury Rise, Corfe Mullen, Wimborne BH21 3TE

An excellently presented three double bedroom home benefitting from a superbly appointed kitchen and generous master bedroom with en-suite shower room.

**EPC: 60 Council Tax Band: D Price: £465,000 Freehold**

 **3**  **2**  **1**





## Key Features

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- THREE DOUBLE BEDROOM FAMILY HOME
- SUPERBLY APPOINTED KITCHEN
- UTILITY ROOM
- LOUNGE WITH LOG BURNER & BALCONY
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- FAR REACHING VIEWS
- SUBSTANTIAL TIMBER CLAD CABIN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING

## The Property

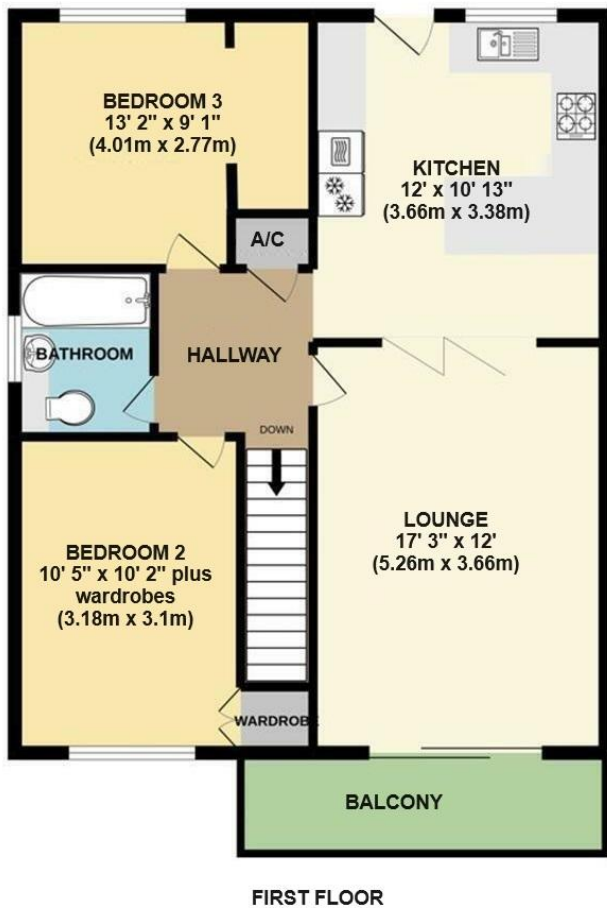
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Situated in the heart of the village of Corfe Mullen and within popular school catchment areas is this split level family property enjoying far reaching views over the village. The property benefits from UPVC double glazing and gas fired heating with attractive oak veneer internal doors.

This home offers inverted accommodation with the main bedroom with en-suite shower room and utility room located to the ground floor and then the majority of the accommodation to the first floor. The main lounge has a log burner and balcony and there is a generous kitchen/breakfast room with integrated

appliances and quartz worksurfaces, two further double bedrooms and a family bathroom.

The gardens have been arranged for ease of maintenance being predominantly laid to patio and artificial lawn and within the garden is a substantial timber clad cabin with power, light and air conditioning ideal for a home office or childrens' den. Throughout the property there are smooth plastered ceilings with inset downlighting creating a contemporary feel to this home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(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	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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