



11 MEAD ROAD, CORFE CASTLE
£750,000 Freehold

This substantial detached house is situated at the end of a residential cul-de-sac on the eastern outskirts of the village, adjoining open country at the rear and approximately two thirds of a mile from the Village Square and Castle Ruins. It was built during the 1960s and has external elevations of natural Purbeck stone under a pitched roof covered with plain tiles.

11 Mead Road offers well planned, spacious family accommodation standing in an attractive landscaped garden with informal access to open country. It also has the advantage of views of the Purbeck Hills, off-road parking and solar hot water.

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 only through the Agents, **Corbens, 01929 422284**. The postcode is **BH20 5EW**.

Property Ref COR2047

Council Tax Band E - £3,009.06 for 2024/2025

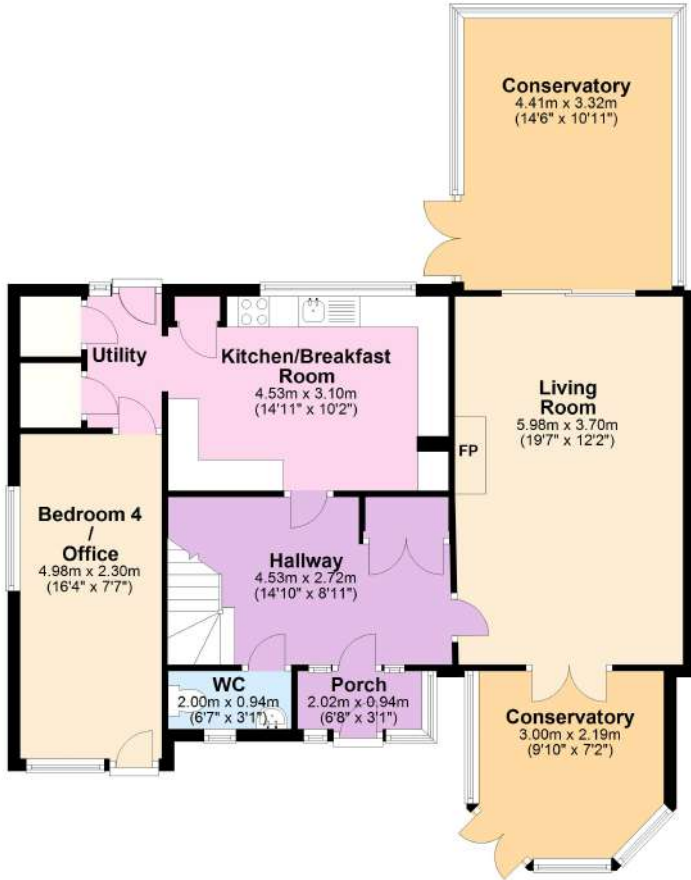


The spacious entrance hall with large fitted cupboard welcomes you to this family home. Leading off to the right, the large living room has a Purbeck stone fireplace with open fire. Double doors open to a conservatory at the front of the property. Sliding doors also lead to a larger conservatory, currently used as a dining room, which overlooks the rear garden, harmoniously blending indoor/outdoor living. The kitchen/breakfast room is fitted with a range of light units, complementing worktops, integrated electric hob and oven and has a utility area leading off. A spacious home office/bedroom 4 with door to the front is ideal for working from home. The cloakroom completes the accommodation on this level.

On the first floor there are three double bedrooms. The principal room is particularly spacious with double doors opening to a Juliet balcony, giving views of the Purbeck Hills in the distance. Bedrooms two and three are also spacious doubles, each with an en-suite shower room. Bedroom three enjoys similar views to bedroom one. The family bathroom is fitted with a white suite including separate bath and shower.

Outside, the property is approached by a 5-bar gate giving access to the resin driveway with parking for up to 3 vehicles. At the rear the secluded garden has been attractively landscaped with a large paved terrace, flower borders and shrubs. A winding gravelled pathway leads to a dell with lawned area and a composite decked patio. There are also four timber garden sheds and informal access to open country.

Ground Floor



First Floor



Scan to View Video Tour

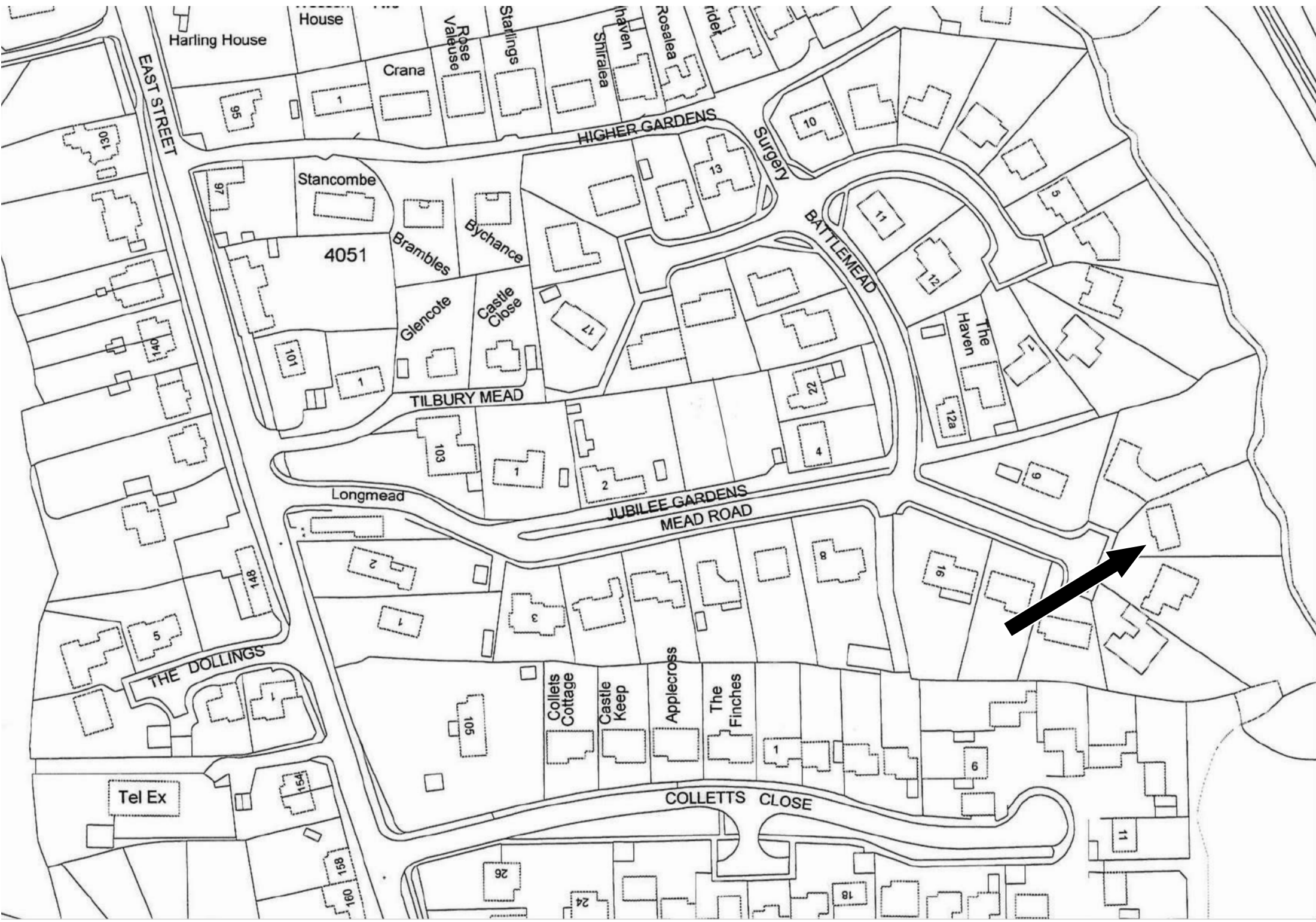


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
Approx. 119m² (1,281 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.





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House

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Stallings

Shiralea

haven

Rosaliea

rober

EAST STREET

HIGHER GARDENS

Surgery

Stancombe

4051

Brambles

Bychance

Glencote

Castle
Close

TILBURY MEAD

BATTLEMEAD

The
Haven

Longmead

JUBILEE GARDENS
MEAD ROAD

THE DOLLINGS

Tel Ex

Collets
Cottage

Castle
Keep

Applecross

The
Finches

COLLETT'S CLOSE



