

Copper Beech Cottage  
Old Wareham Road  
Corfe Mullen  
Wimborne BH21 3RZ

Price **£500,000** Freehold



A TRULY UNIQUE OPPORTUNITY TO PURCHASE A THREE BEDROOM DETACHED FAMILY HOME OCCUPYING A SIZEABLE PLOT, REQUIRING GENERAL UPDATING THROUGHOUT AND OFFERED TO THE MARKET WITH NO FORWARD CHAIN.



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



- \* **RECEPTION HALL 18'4" X 10'5" (5.60m x 3.20m)**
  - \* **STUDY 13'3" X 6'6" (4.05m x 2.01m)**
  - \* **OFFICE 7'8" X 6'6" (2.37m x 2.01m)**
- \* **SITTING/DINING ROOM 25'4" X 14' (7.74m x 4.26m)**
- \* **KITCHEN/BREAKFAST ROOM 16'6" X 10'8" (5.05m x 3.29m)**
  - \* **UTILITY ROOM 8'3" X 6'7" (2.52m x 2.04m)**
  - \* **WET ROOM 7'1" X 5'8" (2.16m x 1.76m)**
  - \* **BOOT ROOM 11' X 7'3" (3.35m x 2.22m)**
  - \* **STAIRS RISING TO FIRST FLOOR**
- \* **BEDROOM ONE 19'3" X 11'7" (5.88m x 3.56m)**
- \* **DRESSING ROOM 17'9" X 7'4" (5.45m x 2.25m)**
- \* **BEDROOM TWO 21' X 12'5" MAXIMUM (6.40m x 3.81m)**
  - \* **BEDROOM THREE 14' X 10'9" (4.26m x 3.32m)**
  - \* **BATHROOM 8'4" X 6'9" (2.56m x 2.10m)**
  - \* **LOFT STORAGE 34' X 12'6" (10.36m x 3.84m)**
- \* **WORKSHOP, TANDEM GARAGE AND AMPLE OFF ROAD PARKING**
  - \* **SIZEABLE MATURE PLOT**







**ABOUT THIS PROPERTY**

Via an open storm porch a timber frosted front door gives access into the reception hall which has two windows to front aspect, two small storage cupboards, TV point and feature woodburner with tiled hearth. Off the reception hall is access into the study which in turn leads to the office and the sitting/dining room which has two windows to rear aspect, sliding patio doors and telephone point. The kitchen/breakfast room has two windows to front aspect, further windows to both sides, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, single sink with double drainer and mixer tap, TV point and space for oven. The utility room has part frosted window to side aspect, part tiled walls, range of wall and floor mounted cupboards, work surfaces over and single sink with drainer and mixer tap. The wet room has part frosted window to side aspect, part tiled walls, shower, low level flush WC and vanity unit with inset wash hand basin and mixer tap. The boot room has timber door giving access to the rear garden.

The feature return staircase leads to the first floor landing which has access to storage. Bedroom one has two windows to front aspect and storage cupboard. The dressing room has window to rear aspect, storage cupboard and ladder giving access to the sizeable loft storage. Bedroom two has two windows to rear aspect and bedroom three has two windows to front aspect with wood effect flooring. The bathroom has part frosted window to side aspect, part tiled walls, low level flush WC, wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a pea shingle driveway accessed via a timber gate in turn leading to the tandem length garage (measuring 32'8" x 11'2") which has roller up and over door, light, power and storage and access into the workshop (measuring 8'3" x 7'1"). The sizeable and mature rear garden is predominantly laid to shrubs and lawn bound by timber fence borders.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and at the mini roundabout turn left onto Wareham Road. Continue straight on and go past 'The Holme Bush Inn' on the right hand side. The road then becomes Old Wareham Road and the property is situated on the right hand side opposite a lay by.

**COUNCIL TAX:** Band F Dorset Council

**ENERGY EFFICIENCY RATING:** Band F

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R2063**