



HEARNES

WHERE SERVICE COUNTS

**Corfe Mullen
Dorset, BH21 3JX**

Corfe Mullen, Dorset, BH21 3JX

FREEHOLD OFFERS IN EXCESS OF £575,000

An extended four double bedroom two reception room two bathroom character property with separate annex, double garage and off road parking for several cars set on a third of an acre plot.

- Generous size entrance hall with original staircase and picture rails, part way through refurbishment
- Dual aspect dining room with open feature fireplace
- Sitting room with feature fireplace and double glazed French doors to garden
- The kitchen is also part way through refurbishment and offers a range of floor and wall mounted units with complementary worktops and space for dishwasher, fridge freezer and cooker
- Separate utility room part way through refurbishment with access to cloakroom (also part way through refurbishment) and garden
- Main bedroom with range of fitted wardrobes and en suite shower room with double shower, wash hand basin set within vanity unit and WC
- Three further double bedrooms
- Family bathroom with roll top bath, separate shower, wall mounted wash hand basin and WC
- 12 solar panels providing approximately £1,000 per annum on a feed in tariff
- One bedroom annex with separate garden area. The bedroom has fitted wardrobes and en suite shower room with corner shower wall mounted wash hand basin and WC. Open plan kitchen/diner/living room with range of floor and wall mounted units, space for washing machine, dishwasher, fridge and cooker

The property is close to several popular local schools and in close proximity to local amenities including a petrol station, gym, two Co-ops and the Recreation Ground. It is within 2 miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

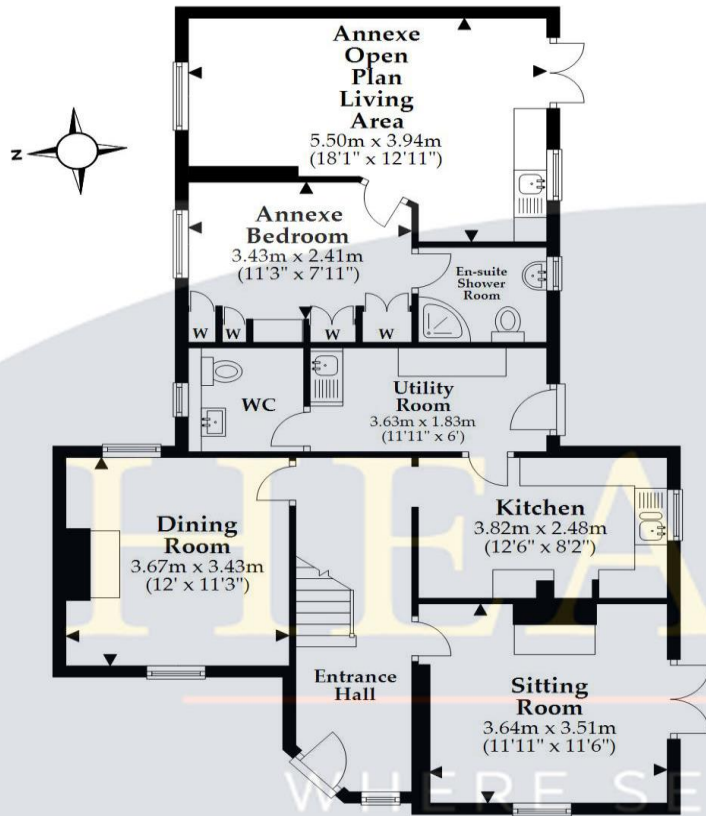
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





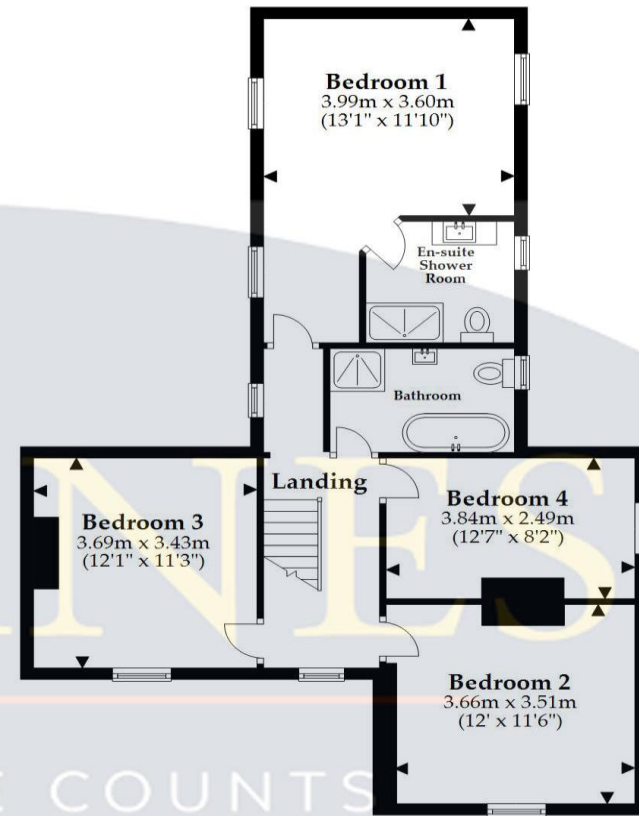
Ground Floor

Approx. 89.5 sq. metres (963.6 sq. feet)



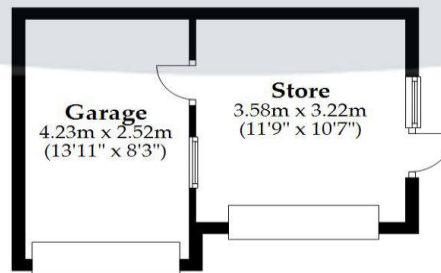
First Floor

Approx. 73.2 sq. metres (788.4 sq. feet)



Outbuilding

Approx. 22.5 sq. metres (242.7 sq. feet)



Total area: approx. 185.3 sq. metres (1994.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



Annex



Annex



Annex



Annex Garden





www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD