



HEARNES
WHERE SERVICE COUNTS

**Corfe Mullen
Dorset, BH21 3SF**

Corfe Mullen, Dorset, BH21 3SF

FREEHOLD PRICE: £495,000

A deceptively spacious extended three double bedroom, three reception room, two bathroom, character home with 200 ft garden and home office/Air b & b guest lodge set in a semi-rural location on the edge of Corfe Mullen and within easy reach of local amenities.

- Entrance hall with tiled floor and gallery landing
- Superb twin aspect extended open plan kitchen/living/dining area with Velux windows, wooden flooring and views over the mature private garden. The kitchen is finished in a range of matt cream units with complementary wooden worktops, integrated dishwasher, larder fridge and Rangemaster five ring gas oven
- Separate utility room with downstairs shower room, boot room and a range of matt grey units with complementary wooden worktops, space for freezer and washing machine
- Separate generous size sitting room/diner with wood burning stove, twin doors opening into the open plan living area and wooden flooring
- Gallery landing with three double bedrooms off, all with countryside/garden views
- Main bedroom with step-down walk-in wardrobe area
- 200 ft garden with private alfresco dining area, a guest lodge and a large lawn that catches the afternoon/evening sun, a future area for vegetable growing and a small Copse
- Purpose built garden guest lodge with plumbing and heating including a home office set in the centre of the garden

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

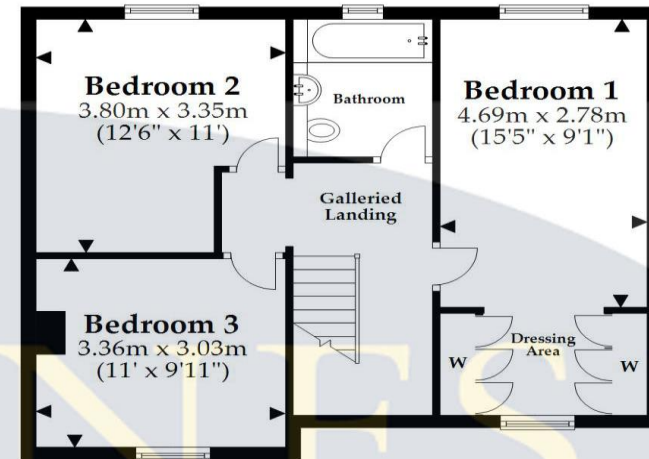
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





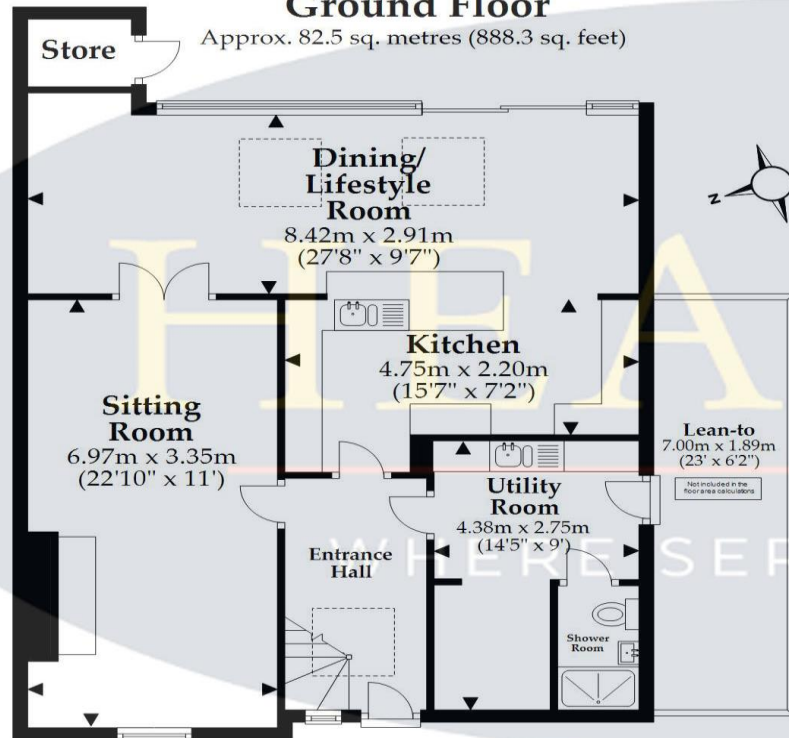
First Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



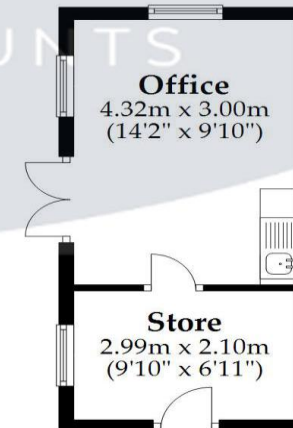
Ground Floor

Approx. 82.5 sq. metres (888.3 sq. feet)



Outbuilding

Approx. 19.5 sq. metres (210.3 sq. feet)



Total area: approx. 153.0 sq. metres (1646.3 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD