



Corfe Mullen, Dorset, BH21 3HS

with outline planning for additional property on the plot

Corfe Mullen, Dorset, BH21 3HS - with outline planning for additional property

FREEHOLD PRICE OFFERS IN EXCESS OF £850,000

17 Ridgeway is a deceptively spacious detached family home with double garage situated in a sought after cul de sac location. The property offers five bedrooms, two reception rooms, three bathrooms, superb kitchen/breakfast room and utility room. There is gas central heating, main drainage and double glazing. The property sits on a generous size plot backing onto open woodland. **Outline Planning for the erection of a new dwelling.**

- Large entrance hallway with flagstone flooring with cloaks cupboard and door off to cloakroom
- Generous size sitting room with wood burner and rear aspect overlooking garden
- Separate spacious dining room
- Superb kitchen/breakfast room with range of fitted units, butler sink, granite worktops, five ring gas hob, adjacent electric oven, vaulted ceiling, dual aspect with French doors to raised terrace decking
- Large utility room with door to garden
- Downstairs double bedroom with dual aspect
- Four good size first floor bedrooms
- Master bedroom with built in wardrobes and en suite shower room
- Bedroom two with dressing room/snug with en suite shower room
- Family bathroom with shaped enclosed bath and shower over, wash hand basin and WC
- Outside – a brick paviour driveway giving ample off road parking leading to double garage with additional room attached at rear, currently being used as a gym
- Rear garden has raised terrace decking area, there is then a large expansive lawn area and paved patio area overlooking open woodland
- **NB. Outline planning application for the demolition of the existing garage and erection of a new dwelling with associated access and parking**

The property is situated in a well established area in a quiet unmade road and is renowned for its sought after schools and in close proximity to Corfe Mullen offering a range of shops and amenities. 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.

EPC RATING: D

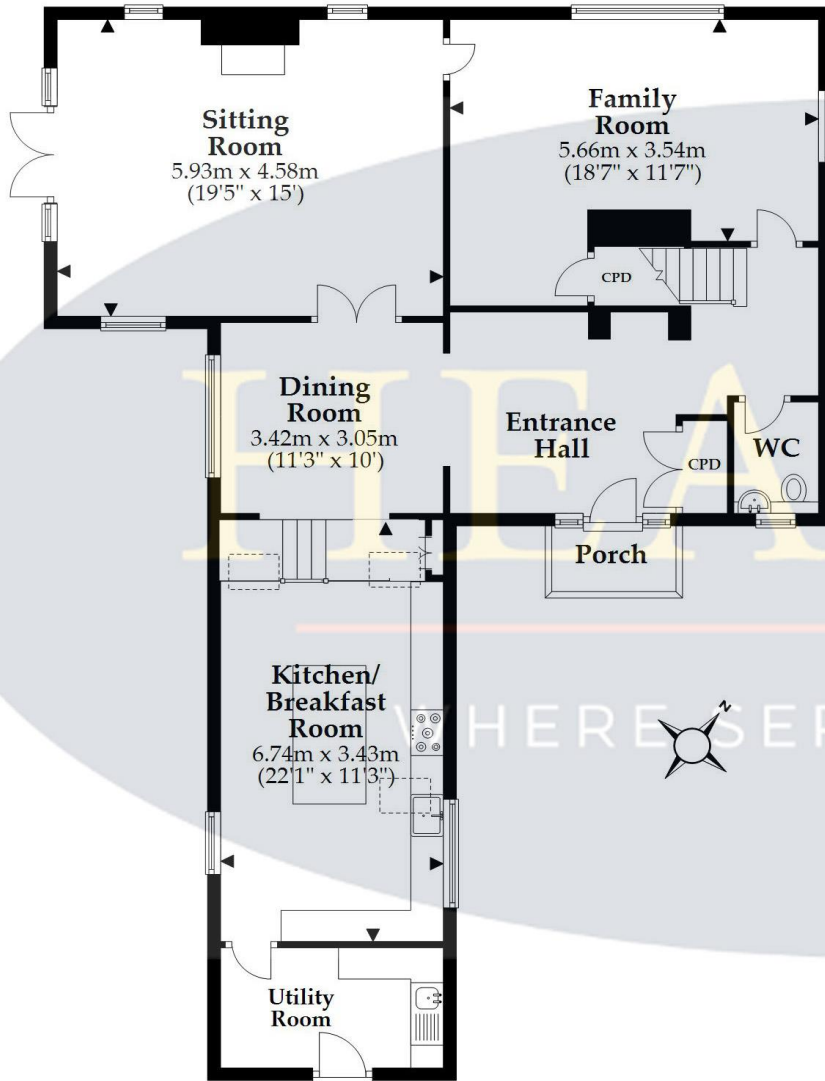
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





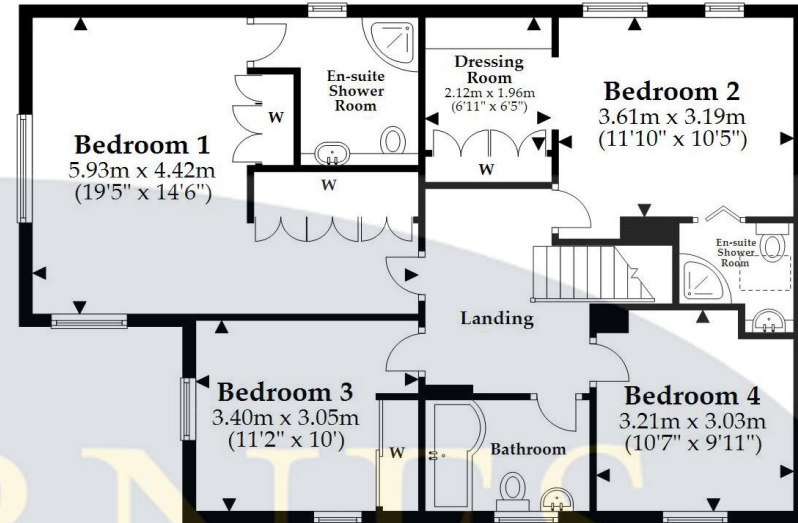
Ground Floor

Approx. 113.7 sq. metres (1224.4 sq. feet)



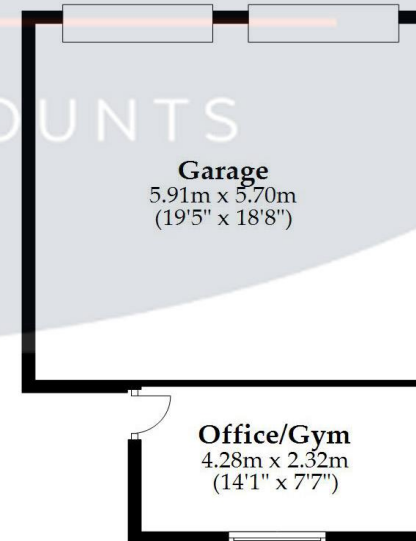
First Floor

Approx. 84.4 sq. metres (908.0 sq. feet)



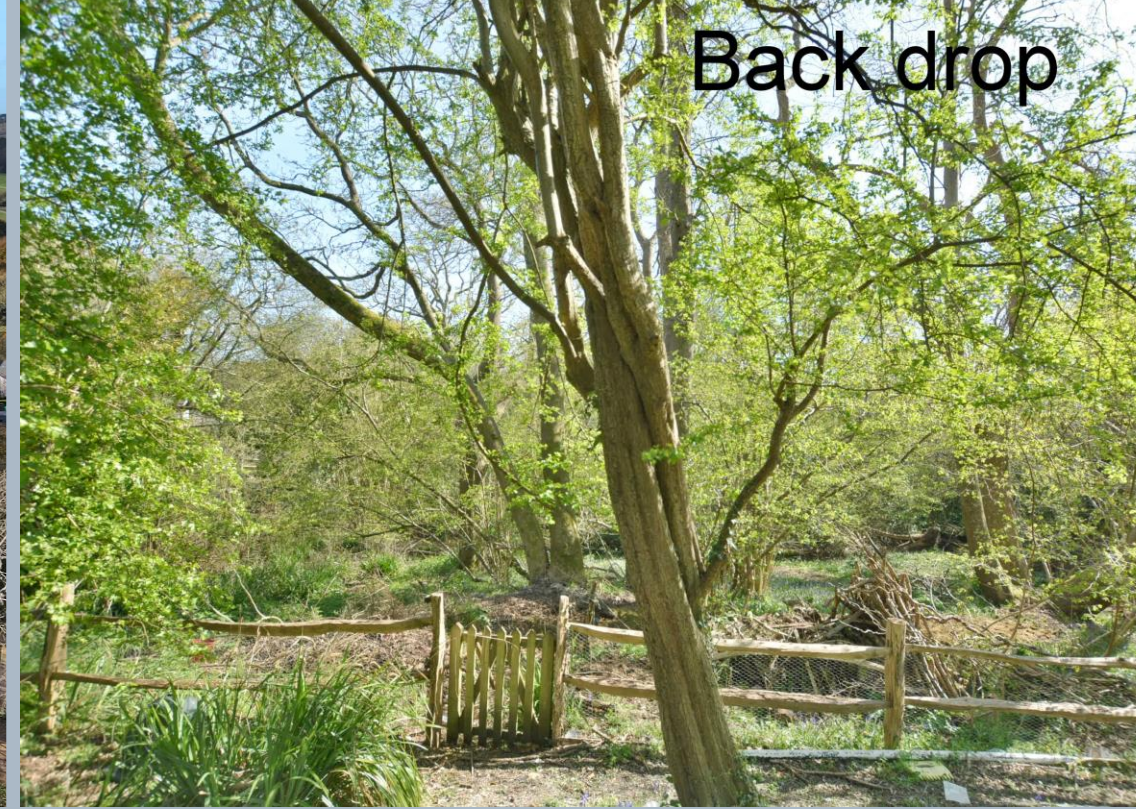
Outbuilding

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 242.2 sq. metres (2606.5 sq. feet)





Back drop



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