

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

HAPPY BOTTOM

CORFE MULLEN, WIMBORNE, BH21 3DP

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £850,000

- DETACHED CHARACTER HOME
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- DINING HALL AND STUDY
- SHOWER ROOM AND ENSUITE
- GARAGING AND WORKSHOP
- AMPLE OFF ROAD PARKING

This delightful, character family home is located along an unmade road on the fringes of the popular village of Corfe Mullen and just a short drive from the thriving town centre of Wimborne. The property itself sits in a generous plot in excess of 0.5 acres with a neatly landscaped, southerly facing rear garden, double garage, ample off road parking and a workshop.

Living accommodation is arranged over two floors and includes, on the ground floor, a tiled entrance porch with doors leading to a well proportioned, dual aspect sitting room with an open brick fireplace and feature exposed ceiling beams and French doors leading out to the rear garden. The kitchen/breakfast room has a vaulted ceiling and tiled floor and is fitted with a range of light fronted base and wall units and a generous specification of built-in and integrated appliances. There is also an open plan dining hall with stairs rising to the first floor as well as a study, utility room and adjoining workshop - ideal opportunity for home working.

On the first floor there are four bedrooms, the master with a dressing area and an adjoining ensuite shower room. Bedroom two has a vanity wash basin and a further shower room serves all remaining bedrooms.

The property benefits from gas central heating and UPVC double glazing and is connected to all mains services. Built originally in the early 1800's the property has been extended and well maintained throughout. The garden adjoins a



Site of Special Scientific Interest (SSSI) and is within catchment for well regarded local schools. Local transport links provide access to Poole, Broadstone and Wimborne.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

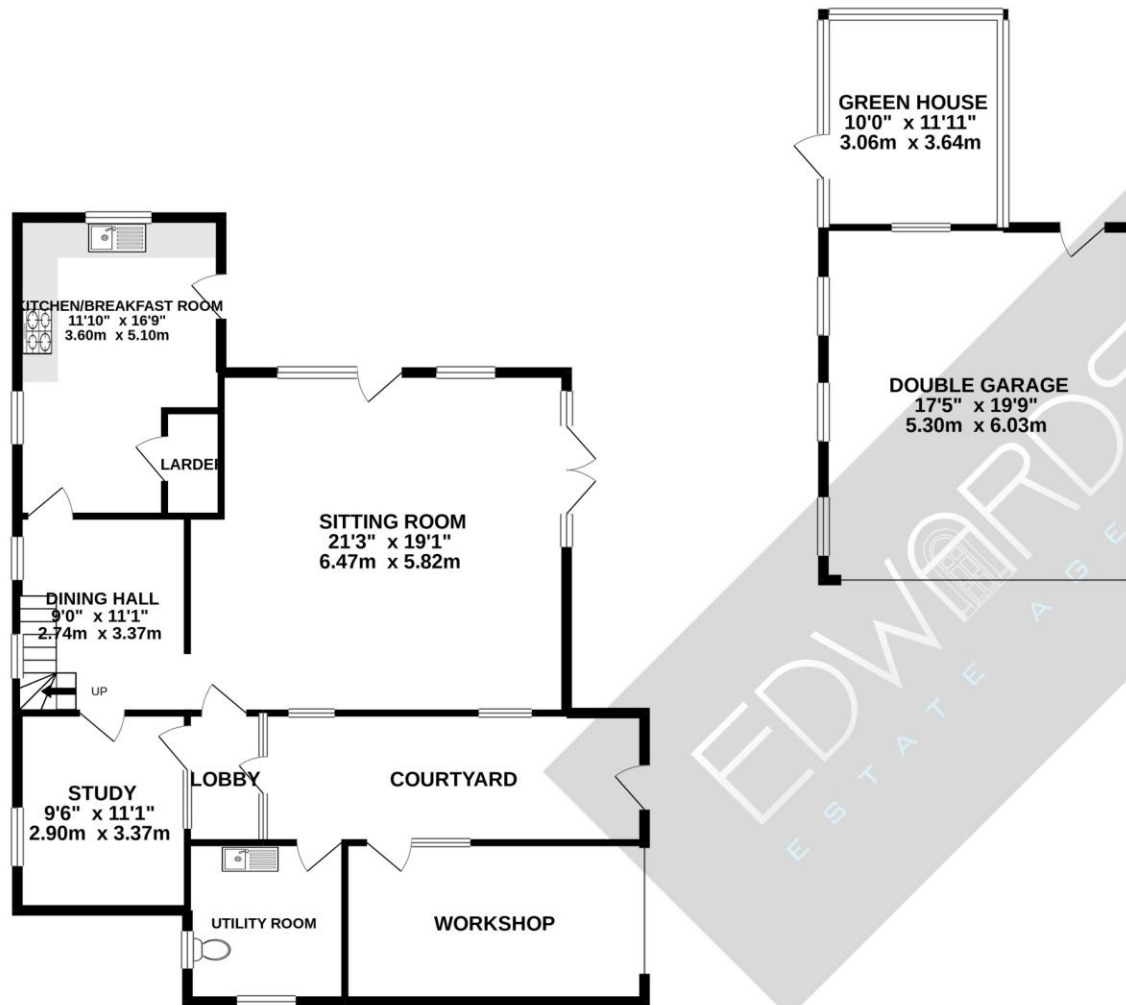
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

EPC: E

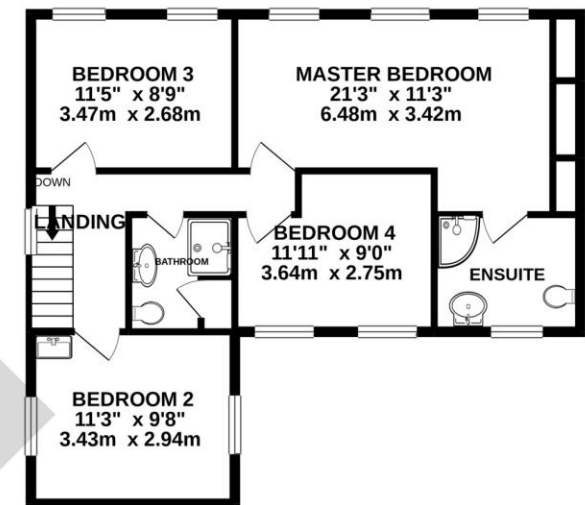
Agent's Note: A green with dovecote and turning point for vehicles opposite the entrance to Brook Cottage drive is jointly owned by Brook Cottage and two neighbouring properties. The three joint owners are legally bound to transfer the ownership of their share of this land to the new owners when their properties are sold.



GROUND FLOOR
1668 sq.ft. (155.0 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 2325 sq.ft. (216.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Fine & Country Wimborne Sales

47 East Street, Wimborne, Dorset, BH21 1DX • www.edwardestates.com
01202 842842 • info@edwardestates.com • www.fineandcountry.com

FINE & COUNTRY
Homes from Edwards