



8 Old Rectory Close, Corfe Mullen,
Wimborne, Dorset, BH21 3EP

A very well presented 5 bedroom,
2 reception room detached house in
a quiet cul-de-sac on a popular
development.

PRICE GUIDE: £585,000
FREEHOLD





Built in the 1980s, the house benefits from gas central heating, double glazing, 5 spacious bedrooms, a utility room, an en suite bathroom, a family shower room and a ground floor cloakroom.

There is also off road parking and an integral double garage, and the private rear garden backs onto Corfe Mullen Recreation Ground.

An enclosed entrance porch leads to a large entrance hall with a cloakroom (with WC and wash basin). The spacious living room has an ornamental fireplace with electric fire, and sliding patio doors to the rear garden.

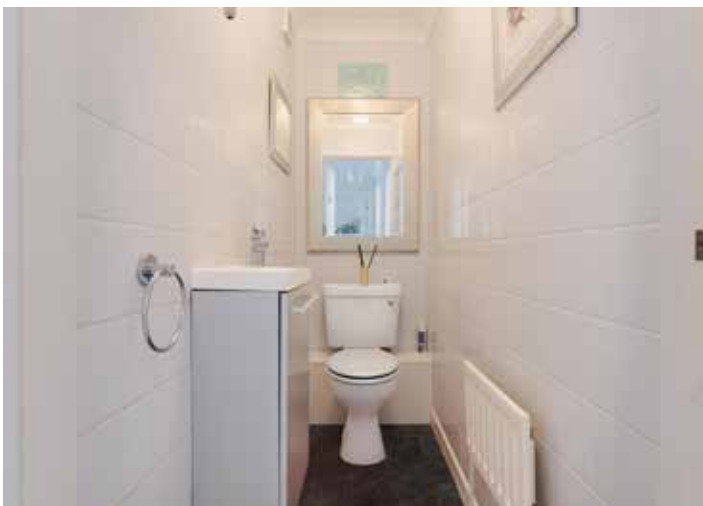
Double doors lead to a well proportioned dining room with an attractive bay window overlooking the front garden.





There is a generously sized, well presented modern kitchen/breakfast room with an excellent range of units, breakfast bar, Hotpoint fan oven, 4-burner gas hob, extractor, integrated dishwasher, and space for fridge-freezer. The adjacent utility room has a sink, work surfaces, units, space for white goods, and doors to the garage and the rear garden.

The landing has a loft access and an airing cupboard. Bedroom 1 is a spacious double room with an excellent range of fitted wardrobes, an en suite dressing room (with rooflight) and an en suite bathroom (with bath, wash basin, WC and rooflight).



Bedrooms 2 and 3 have built-in wardrobes, and there are 2 further bedrooms and a family shower room with shower cubicle, vanity wash basin and WC.

The front garden is enclosed by a low brick wall, and has a lawn, well stocked borders, and a paved driveway with space for 3 vehicles. The integral double garage has a roller door, a personal door, power and lighting.

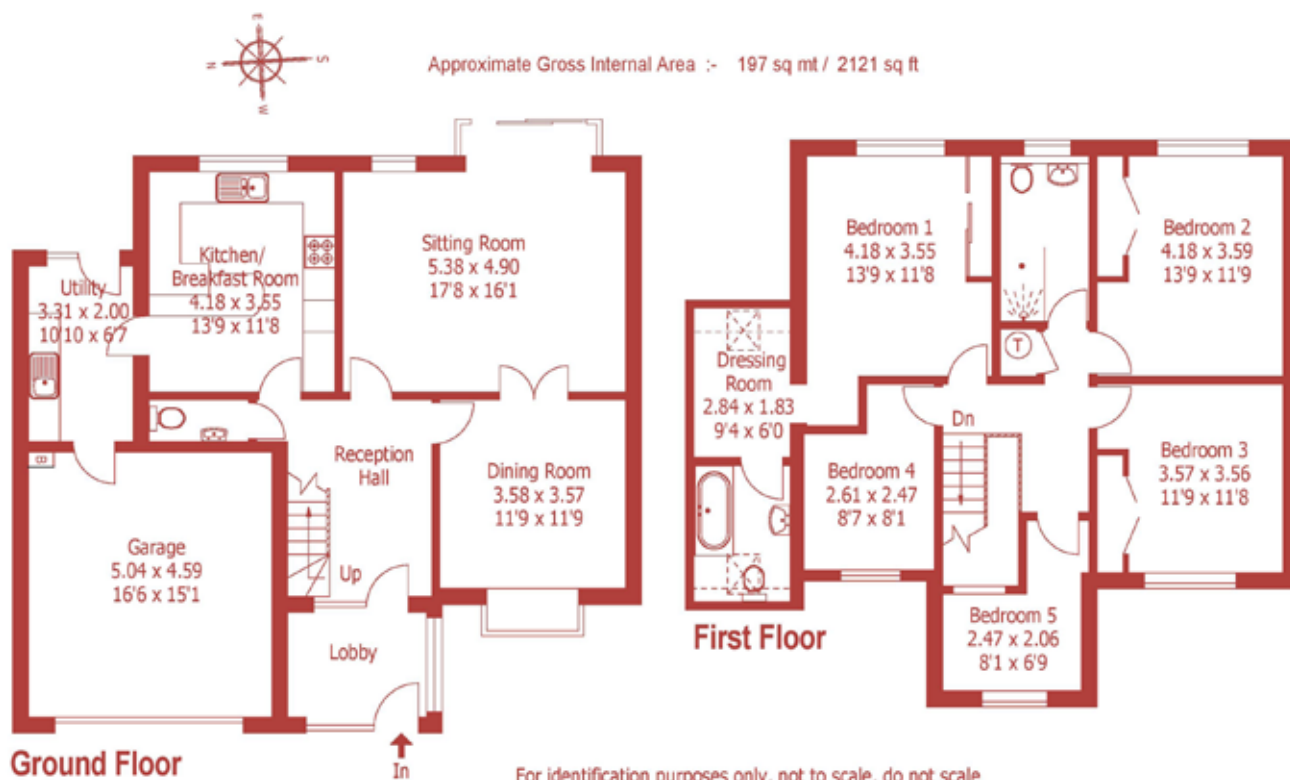


The landscaped rear garden is enclosed by fencing, walling and conifer hedges, providing privacy. There is a full width paved terrace for outdoor entertaining space, and a wealth of shrubs.

LOCATION: Corfe Mullen offers a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, a health practice and local bus services. There are scenic walks across the Upton Heath SSSI, which offers outstanding views towards the backwaters of Poole Harbour. The market town of Wimborne, approximately 3 miles away, offers a wide range of shops and amenities, and the coastal town of Poole, which has a mainline rail link to London Waterloo, is within about 20 minutes' drive.

DIRECTIONS: From Wimborne, proceed along Julians Road to the Lake Gates roundabout at the junction with the A31. Take the second exit into Wimborne Road and proceed up the hill, passing The Lambs Green Inn on the left. At the roundabout, take the third exit and proceed past Lockyers School to the T-junction. Turn right, and take the second turning on the right into Old Rectory Close.





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COUNCIL TAX: Band F

EPC RATING: Band C







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



Christopher
Batten

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