



17 MARIAN CLOSE, CORFE MULLEN,
WIMBORNE, DORSET, BH21 3UH
£700,000 FREEHOLD

A well-appointed four bedroom detached house on a generous corner plot in a quiet residential close in Corfe Mullen. Ideal for a family home with an annex or holiday home income, STPP.





DESCRIPTION: Set within an established residential close, this detached house combines generous living space, quality specification and a development opportunity. The adjoining plot at No. 19, with its own frontage, double garage, greenhouse and kitchen garden, creates a wraparound plot of considerable size and provides a separate vehicular access from which annexe conversion or additional accommodation could be developed, subject to planning consents. For buyers seeking space inside and out, with scope for multigenerational living, viewing is highly recommended.

The Property

The entrance hall sets the tone with polished porcelain tiles, recessed lighting and an oak-and-chrome open-tread staircase. A cloakroom is off the hall. The living room is a generous reception with cornice detailing, a black marble fireplace surround and sliding glass doors opening directly to the rear garden terrace. The kitchen, dining and family room spans the full depth of the rear, fitted with high-gloss cream and wood-finish cabinets beneath granite worktops, a full-height mosaic tile splashback, a five-ring range cooker with double oven and stainless steel extractor. A peninsula with bar stool seating divides the kitchen from the dining area, which opens through sliding doors to the covered deck. A walk-in larder and separate utility room with external access complete the ground floor. The property also has an integrated music system with speakers fitted into the ceiling.

The master bedroom is a well-proportioned double with a bold cobalt feature wall and a fully tiled en-suite shower room with thermostatic enclosure and chrome heated towel rail. The second bedroom is a good-sized double served by the landing bathroom. Within the roof pitch, the third bedroom benefits from Velux rooflights and a well-appointed en-suite with rain-head shower and mosaic tiling. The fourth bedroom, also Velux-lit, suits a single room, dressing room or home office. The family bathroom is a highlight of the upper floor, centred on a freestanding bath beneath a large Velux in a vaulted ceiling, with contrasting dark and stone tiling throughout.









A block-paved driveway provides parking for several vehicles and access to the double garage. The rear garden is enclosed and largely laid to lawn with a timber deck beneath a vine-clad pergola, mature fan palms and a water feature. No. 19 adds raised vegetable beds, a glass greenhouse and a paved terrace, with the garage providing the independent access that underpins the development potential.

LOCATION:

Corfe Mullen is a well-established village in the Borough of Wimborne, situated approximately two miles south-west of Wimborne Minster and adjoining the northern fringe of Broadstone. Local facilities include shops, a post office, a medical centre, public houses and Upton Heath, with walks and open spaces leading through to Creekmoor, with broader provision in Wimborne and Poole. Corfe Hills School provides secondary education within the village. The A350 gives good access to Poole and Bournemouth to the south and Blandford Forum to the north. Wimborne Minster, with its market, independent retailers and restaurants, is a short drive away. The Jurassic Coast beaches at Studland and Sandbanks are within thirty to forty minutes.

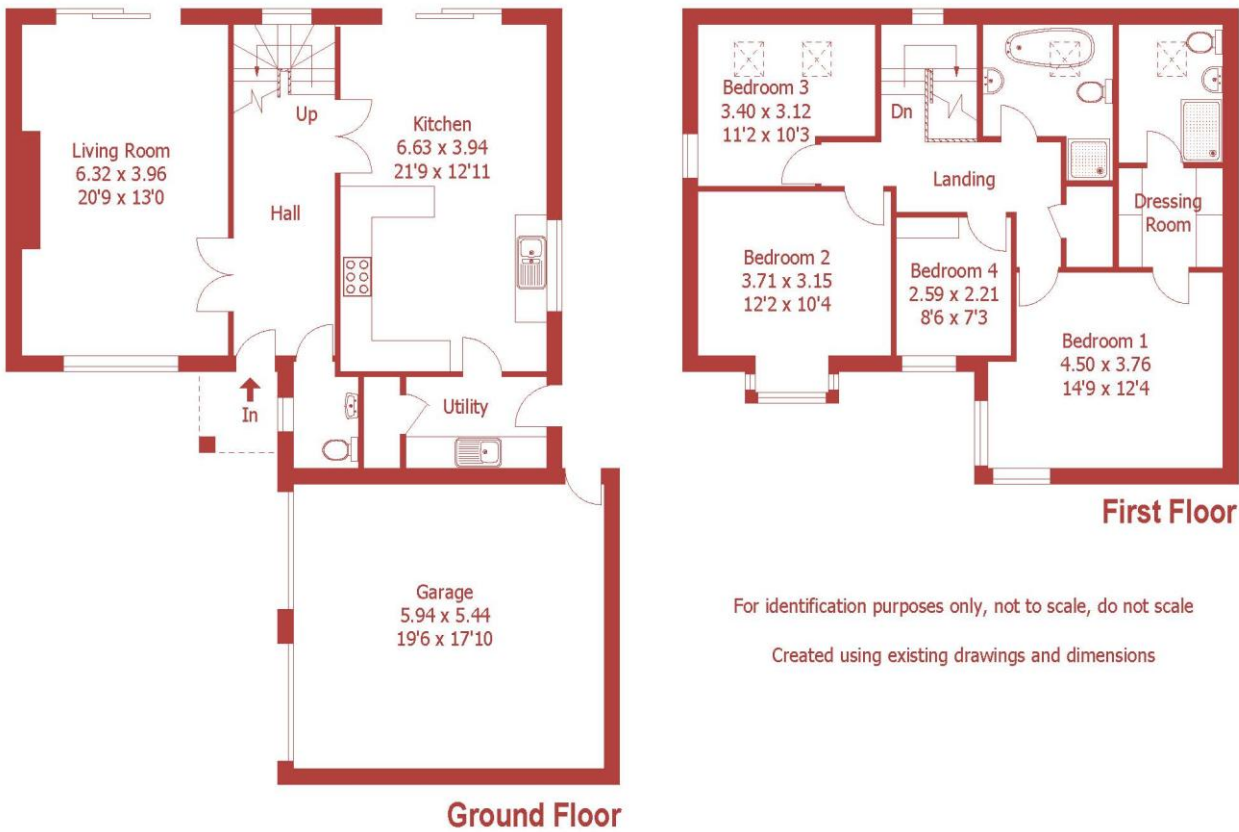


DIRECTIONS:

From our offices in West Borough, Wimborne Minster, head south on the B3073 Poole Road through Merley. At the traffic lights at the junction with Wimborne Road West, turn right and continue into Corfe Mullen. After approximately three-quarters of a mile turn right into Birch Road, then second left into Gundrymoor Way. Marian Close is the first left, with number 17 on the right.

17 Marian Close, Wimborne

Approximate Gross Internal Area :- 181 sq mt / 1950 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		79 C	83 B

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