



**Ebony, 69 Albert Road  
Corfe Mullen  
Wimborne, Dorset, BH21 3QE**

A stunning, contemporary style 5 double bedroom detached house, almost completely rebuilt, extended and refurbished in 2018/19 to a high standard of specification and an innovative, flexible design, offering spacious, open plan living and many outstanding features, set in a large landscaped garden.

**PRICE GUIDE: £1,150,000**

**FREEHOLD**



Christopher  
**Batten**

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This beautifully presented home benefits from gas fired under floor heating to the ground floor, UPVC double glazing, oak-faced interior doors, luxury vinyl tile flooring and carpeting, high quality fixtures and fittings, and a detached garage.

The impressive high vaulted entrance hall features 2 full height split stone walls, uplighting, full height windows and a deep built-in coat cupboard. The superb open plan living room has a wall unit and bifolding doors to the rear garden. An open walkway leads to a kitchen/breakfast room with doors to the rear garden, contemporary units, quartz worktops, and integrated Bosch appliances including induction hob, cooker hood, electric oven, dishwasher and fridge-freezer.

There is a spacious separate utility room with sink, units, space and plumbing for washing machine and tumble dryer, and a cupboard containing a Vaillant gas central heating boiler.



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5



6



The ground floor also features a fully fitted study, a fifth bedroom with an en suite shower room, and a family bath/shower room with bath, corner shower cubicle, wash basin and WC.

From the hall, an impressive central oak staircase (with LED intelligent lighting) leads to the wrap-around galleried landing.

The large master bedroom has a vaulted ceiling, and double glazed doors to a covered sun balcony (with glazed and chrome balustrade, lighting and external power point). The fully tiled en suite bath/shower room has bath, shower cubicle, wash basin and WC.

Bedroom 2 has loft access, a feature window and an en suite shower room with walk-in shower, wash basin and WC. Bedroom 3 has a feature window, and an en suite shower room. Bedroom 4 has a large window to the front, and there is a second family bath/shower room comprising panelled bath, corner shower cubicle, wash basin and WC.





The property is set back from the road and approached via a pillared entrance way and a block paved apron. The tarmac drive provides extensive off road parking and has a block section to the side of the house. There is a detached garage with electric roller door, lighting, power points, side window and door. The front garden is bounded by a white rendered wall. Steps lead to a raised lawn, and a wide shrub bed extends to the front of the property.

The rear garden is nicely enclosed, affording a fair degree of privacy, and features a large paved terrace adjacent to the house, and an expanse of lawn.

**LOCATION:** Ebony is situated in a quiet, established residential area in a popular village with schools for all ages (including Corfe Hills), shops, doctors and dentists, and enjoys easy access to Broadstone's comprehensive range of shops and sporting facilities including a leisure centre and an 18-hole championship golf course.





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The wider area is well served by state and independent schools including Poole and Parkstone Grammar Schools, Dumpton, Castle Court and Canford.

**DIRECTIONS:** From the shops in the centre of Broadstone, proceed along The Broadway towards Corfe Mullen. At the large roundabout, take the third exit into Higher Blandford Road. At the traffic lights, turn left into Springdale Road. Take the third turning on the right into Abbotsbury Road. At the end (at the staggered crossroads with Roman Road) proceed straight ahead into Albert Road, and Ebony can be found on the right hand side.

**COUNCIL TAX:** Band D

**EPC RATING:** Band B









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