



126 SPRINGDALE ROAD, CORFE MULLEN,
WIMBORNE, DORSET, BH21 3QL
£795,000 FREEHOLD

An impressive and beautifully proportioned four-bedroom detached family home, discreetly set back behind electric gates on Springdale Road in the highly desirable village of Corfe Mullen, directly opposite picturesque open heathland.

The substantial accommodation includes three generous reception rooms, a spacious kitchen/breakfast room, a cloakroom, four well-appointed bedrooms, two en-suite shower rooms and a stylish main family bathroom.





DESCRIPTION: Beautifully presented and generously proportioned, 126 Springdale Road is a substantial family home enjoying a superb position directly opposite open heathland, with scenic walks and unspoilt natural surroundings accessible from the doorstep.

THE PROPERTY: A covered entrance opens into an inviting, spacious reception hall, beautifully finished with light oak wooden flooring. A carpeted staircase, complemented by an elegant, white-painted balustrade, rises to the first floor. Positioned at the front of the property, the study is a bright, versatile room with light oak flooring and contemporary fitted shutters. Ideally suited as a dedicated home office, it could also provide an excellent ground-floor fifth bedroom if required.

The principal sitting room is an exceptionally impressive reception space, extending to almost 19 feet in length. Its refined features include a handsome limestone fireplace and hearth, decorative corning, soft carpeting and attractive leaded-light windows fitted with crisp white shutters.

Glazed French double doors create a graceful transition into the formal dining room. Generously proportioned and beautifully presented, this elegant square room features decorative corning and carpeting, providing a sophisticated setting for both formal entertaining and memorable family occasions. Double French doors with parliament hinges lead out to the garden.

The spacious kitchen/breakfast room is thoughtfully designed for both everyday family life and relaxed entertaining. It features a comprehensive range of coordinated base and eye-level cabinetry, providing generous storage and ample preparation space. A practical and inviting breakfast bar creates the perfect setting for informal dining or morning coffee.

Integrated appliances include a fridge, freezer, and dishwasher, with a designated space for the range-style cooker. The adjoining utility room offers valuable additional storage and workspace, plus dedicated plumbing for an integrated washing machine and tumble dryer, keeping household appliances conveniently separate from the main kitchen. Door to the garden.

Completing the ground floor, a generously proportioned cloakroom, fitted with a WC and wash hand basin, adds practical convenience for family and guests.

The first floor opens onto a bright and spacious landing, creating an immediate sense of light and space while providing access to all four bedrooms. The impressive principal bedroom is a generously proportioned double, complete with fitted wardrobes and a stylish en-suite shower room featuring a crisp white suite.









Bedroom two is another excellent double room, also benefiting from fitted wardrobes and its own contemporary en-suite shower room with a white suite—ideal for guests or family members. Bedroom three is a comfortable, versatile room with attractive views across the rear garden and ample space for freestanding furniture.

Bedroom four is a comfortable, well-presented single bedroom, equally suitable as a child's bedroom, nursery, or additional home office. Serving the remaining bedrooms is a beautifully appointed large family bathroom featuring a pristine white four-piece suite, comprising a WC, wash hand basin, separate large shower enclosure and a luxurious double-ended bath.

The first floor landing is wide and well-proportioned with a loft access hatch above; the loft has power, lighting and is fully boarded.



OUTSIDE: The property is approached through electric gates, which open onto an impressive shingle driveway providing extensive off-road parking for numerous vehicles. The driveway continues to the garage, conveniently positioned to the side of the house. To the rear lies a wonderfully generous and private garden, thoughtfully arranged for family living and outdoor entertaining. Predominantly laid to lawn, the garden features an expansive patio offering the perfect setting for alfresco dining, summer gatherings and quiet relaxation.

A substantial pergola provides an attractive focal point within the garden and currently occupies the site, for which full planning permission has been granted to construct a separate, self-contained accommodation (Planning Reference: P/HOU/2025/01435).



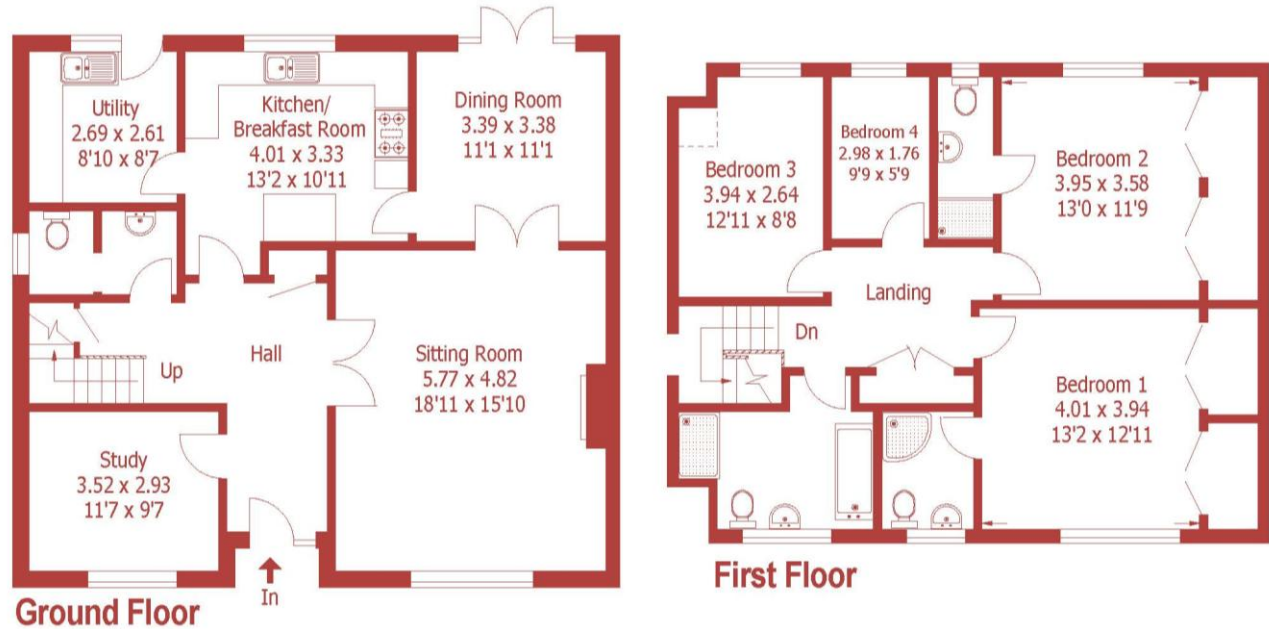
OUTSIDE Cont. This valuable consent offers an exceptional opportunity to create independent additional accommodation as either a luxurious guest suite, home office, or private gym.

The garden is securely enclosed by timber fencing, established shrubs and an attractive brick wall, creating a high degree of privacy and a pleasing natural backdrop. Families are particularly well served by an excellent selection of respected state and independent schools at both primary and secondary level throughout the surrounding area.

LOCATION: Corfe Mullen is a large, popular village between Wimborne Minster to the north-east and Broadstone to the south, within easy reach of Poole and the wider Dorset road network. Springdale Road enjoys a particularly pleasant aspect, positioned directly opposite open heathland that provides immediate access to walks and natural open space. The village offers a range of day-to-day amenities including local shops, public houses, and a post office, with a comprehensive range of retail, leisure, and dining options available in both Wimborne Minster and Broadstone. Both primary and secondary schooling is well catered for within the village and surrounding area. The A31 is readily accessible, placing Poole, Bournemouth, and Dorchester all within a comfortable drive, and the Stour Valley and Canford Heath are within easy reach for those who enjoy countryside pursuits.

126 Springdale Road, Broadstone

Approximate Gross Internal Area :- 179 sq mt / 1932 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

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	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth

for every step...