

Christopher
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High Ridge Higher Merley Lane

Corfe Mullen, Wimborne, BH21 3EG

£695,000 Freehold



A spacious 5 bedroom, 4 bathroom detached house with a south facing rear garden, extended and altered in recent years to form a large, flexible family home including a ground floor bedroom and a large contemporary kitchen/dining room/conservatory

The property benefits from gas central heating and UPVC double glazing, and is set in a tree-lined country lane close to the centre of Corfe Mullen which offers a range of shops, a Co-op supermarket, a health practice and schools for all age groups including the renowned Corfe Hills. Bus services connect to the market town of Wimborne Minster, approximately 2 miles away, which offers a wide range of amenities, to Broadstone village, and to the coastal town of Poole which has a mainline rail link to London Waterloo. There are delightful country walks close by, on the old Roman Road bridlepath, open heathland, the recreation ground and nature reserves

Enclosed entrance porch

Reception hall

Timber laminate flooring

Shower room

Fully tiled, with shower, WC and wash basin

Study

Laminate flooring

Lounge

A nicely proportioned, dual aspect room featuring a wood burning fire and French doors to the rear garden

Dining room

Opens through to the conservatory

Conservatory

French doors to the garden

Kitchen/breakfast room

Excellent range of modern fitted units and worktops, integrated dishwasher, range cooker and space for American style fridge-freezer





Utility room

Sink, Worcester gas central heating boiler, space and plumbing for washing machine and space for tumble dryer

Family room/bedroom 5

Glazed double doors to a timber deck

Galleried first floor landing

Loft access

Bedroom 1

Built-in wardrobes

En suite shower room

Walk-in shower, WC, wash basin, towel radiator and electric under floor heating

Bedroom 2

A spacious double room

Family bathroom

Corner bath, WC, wash basin and fully tiled walls

Dressing room

A spacious room with shelving and hanging space

Bedroom 3

A double room to the front

Bedroom 4

A double room to the rear

Family bathroom 2

Bath (with shower over), wash basin and WC

Outside

A brick pillared entrance way gives access to a block paved drive providing ample off road parking and leading to a brick built detached double garage (with 2 up-and-over doors, lighting and power points.) A side gate leads to a large, private south facing garden which is lawned, with wide flower and shrub borders, a timber shed and a large deck ideal for al fresco dining

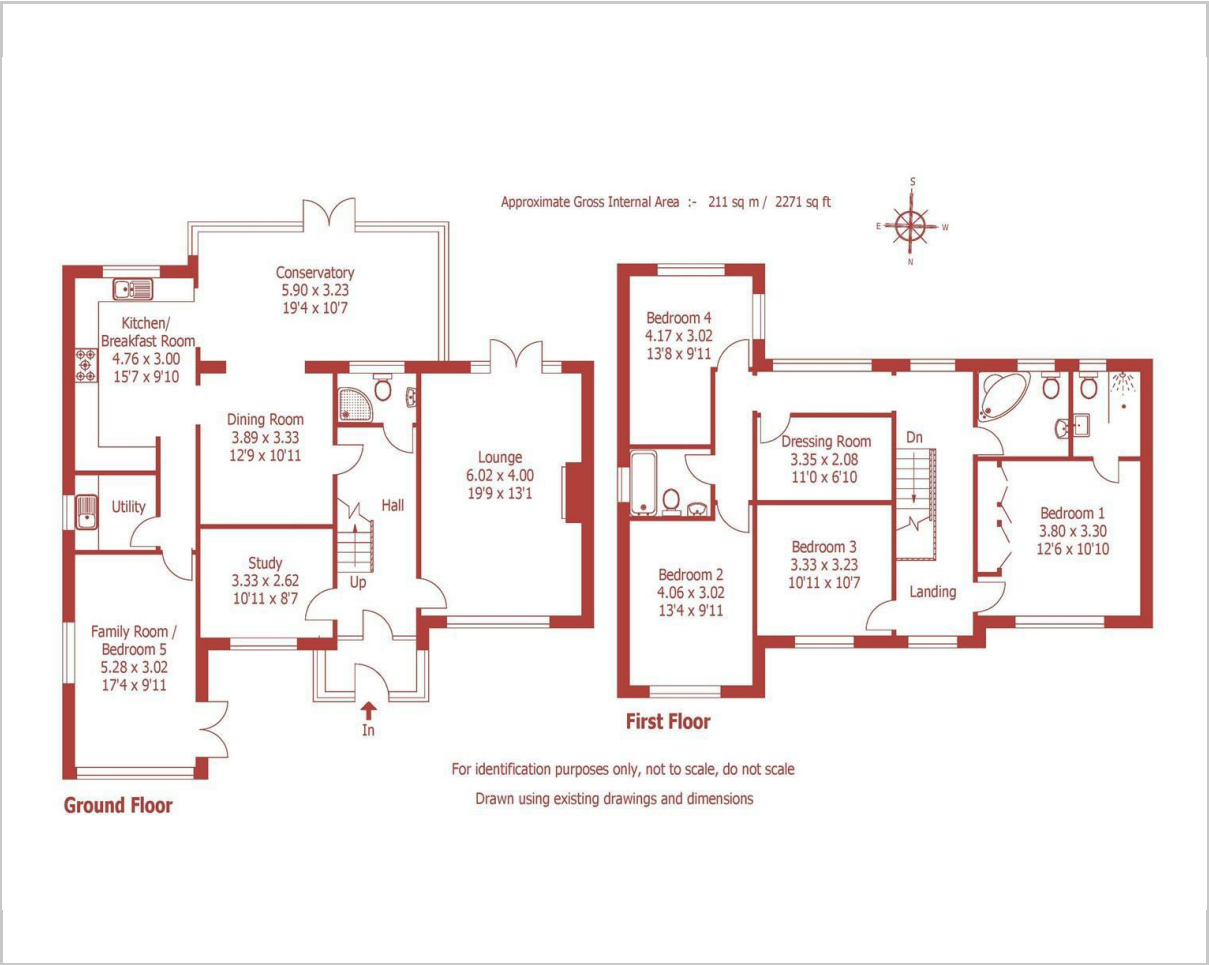
Directions

From Wimborne, proceed west along Julians Road to the Lake Gates roundabout. Take the second exit into Wimborne Road, proceed past the Lambs Green Inn on the left, and continue to the top of the hill. Turn left into Higher Merley Lane, and, after a short distance, the property can be found on the right hand side

Council Tax

Band G

Floor Plan



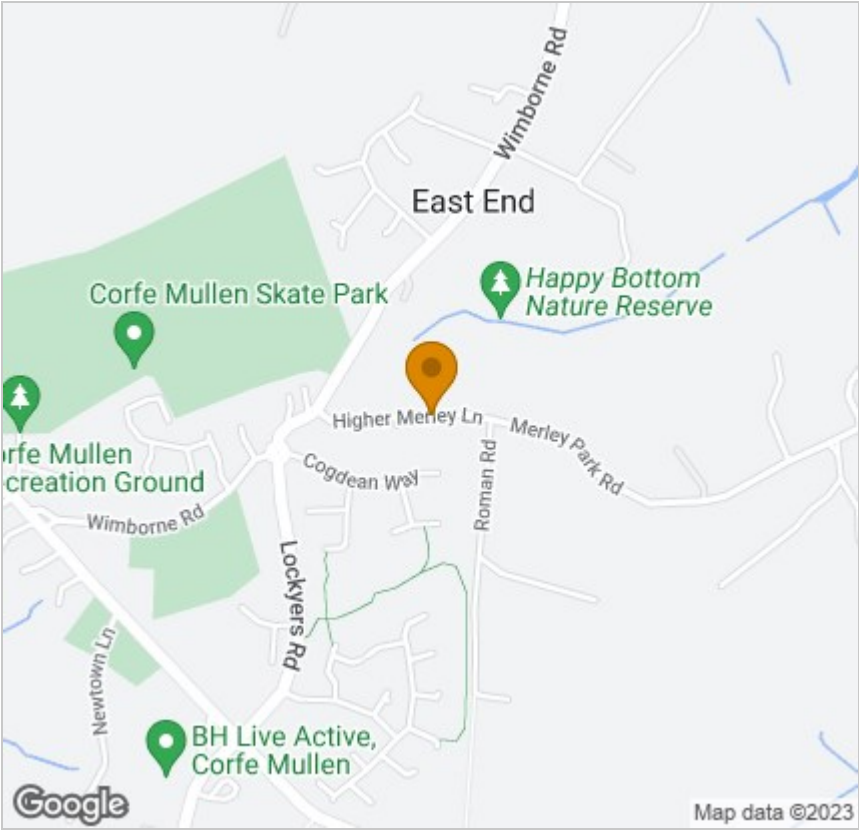
Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

