



Trevilling, Blandford Road, Corfe Mullen,
Wimborne, Dorset, BH21 3HH

An individual 4 bedroom, 3 bathroom, 4 reception room detached house standing on a spacious plot offering stunning, far reaching views over open countryside, enjoying easy access to local shops and facilities and to the centres of Broadstone and Wimborne.

PRICE GUIDE: £795,000
FREEHOLD

COUNCIL TAX: Band D

EPC RATING: Band E

Christopher

Batten

in association with

Winkworth





The property boasts a wealth of attractive features including a conservatory, a study/boot room, a utility room, a 26ft kitchen/conservatory, excellent off road parking and a garage.

Located at the side of the house, the entrance hall leads to a cloakroom. The hall opens through into a dual aspect 23ft living/dining room with open fire, heritage style rolltop radiators, glazed double doors to the front, and door to a side deck. From the dining area there's access to a superb, 26ft kitchen/conservatory featuring an extensive range of pale blue units, granite worktops, a Belfast sink, fitted appliances including a large range cooker and a Bosch dishwasher, and a pull-out bin store. The conservatory seating space has double doors to outside. Also off the kitchen is a utility area with plumbing for washing machine and tumble dryer.

A wooden stable door leads from the kitchen to an attractive sitting room with wood burner, and double doors to the side garden.





Next to this room is a study, currently utilised as a boot room, with storage for coats and shoes, a UPVC double glazed door to outside, and glazed timber doors to another conservatory which offers views over the main garden.

The first floor landing has a built-in cupboard. Bedroom 1 is a superb dual aspect 23ft room with a bay window to the front, a large dressing area (with fitted wardrobes), and a charming en suite bathroom (with heritage style WC, bath, basin and towel radiator.)

There are 2 further double bedrooms, one of which has a spacious en suite shower room, and a single bedroom. The family bathroom comprises bath with shower over, wash basin, WC and towel radiator.



The property sits centrally within its plot and benefits from a large front parking area suitable for several vehicles. A 5-bar gate leads to a garage at the side of the house. There is an attractive, far reaching outlook over open farmland from the front. The side garden is predominantly laid with stones and pebbles, along with various herb beds and a woodstore.

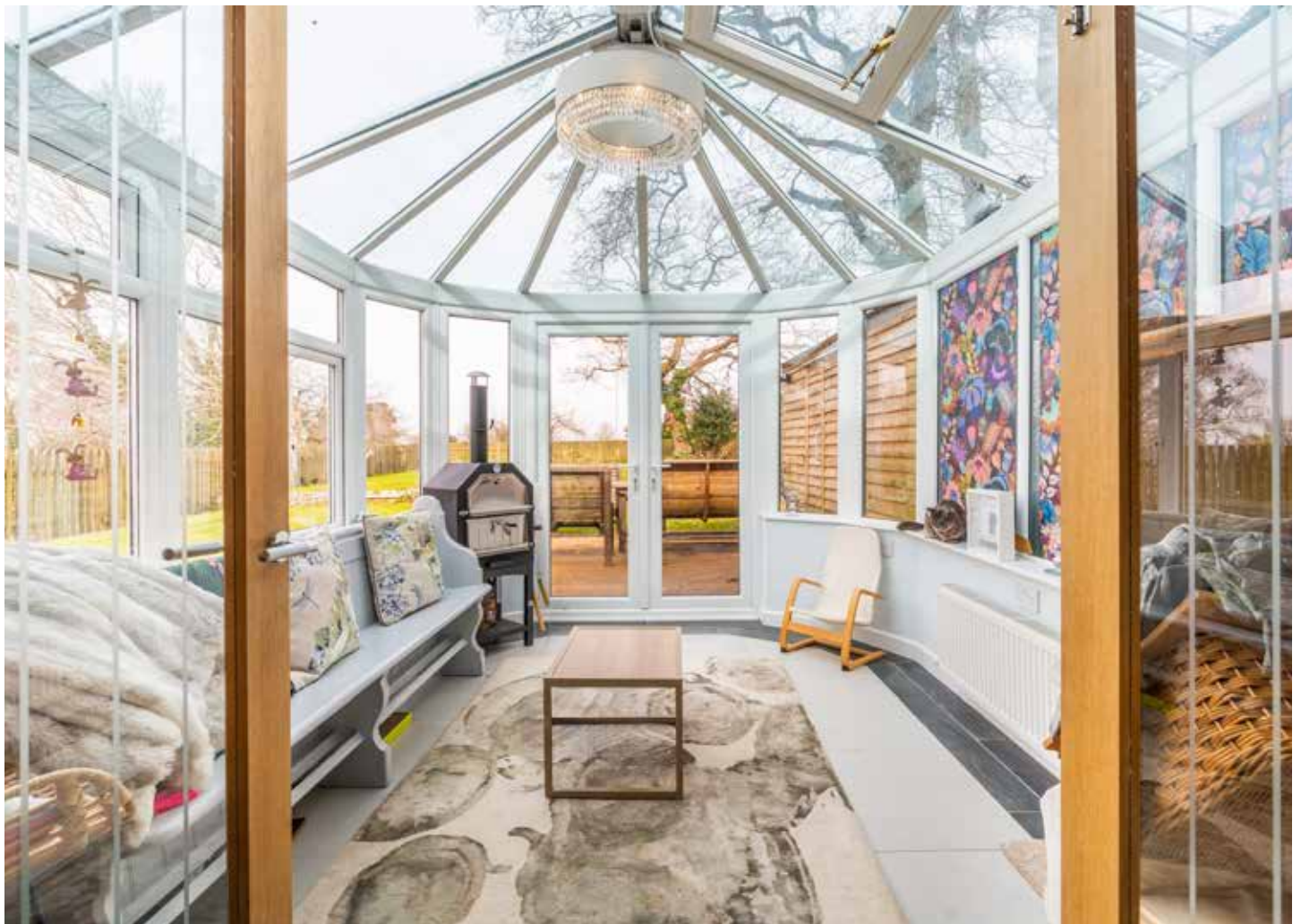


A path along the left hand side of the house leads to a spacious patio area. Beyond this, the main garden comprises large lawns across 2 terraced levels, with a range of shrubs and trees, and offers far reaching views. A timber storage room extends from the back of the garage and can also be accessed from the decked terrace area via double doors. There is also a green aluminium shed.

Location: Corfe Mullen provides 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, and take the second exit into Wimborne Road. Proceed past the Lambs Green Inn and, at the next roundabout, take the second exit. At the Wingreen roundabout, take the third exit onto Blandford Road, passing Lockyers School on the right. Proceed past the right hand turning to Old Rectory Close, and Trevilling is the first house on the right.





DISCLAIMER:

Winkworth 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 Winkworth 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.







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth