



Homedene
39 South Road
Corfe Mullen, Wimborne
BH21 3HZ

A very well presented, spacious 4 bedroom, 2 reception room detached family home with a large rear garden extending to well over 100ft in length is a feature of the house, an attractive kitchen/conservatory, extensive off road parking, double garaging, an outside shower room and a large timber workshop/store.

**ASKING PRICE: OFFERS IN EXCESS OF
£575,000 FREEHOLD**



Christopher
Batten

in association with

Winkworth



The property is situated in the heart of Corfe Mullen, in a quiet residential road, and easily accessible to local shopping facilities.

Traditionally built in the 1970s, Homedene has facing mellow brick, stone and shiplap elevations under a modern concrete tiled roof.

The property benefits from all mains services with a gas central heating, good quality floor and wall coverings throughout, and quality leaded UPVC double glazed windows.

A gabled entrance porch leads to a spacious entrance hall off of which is a dual aspect living room with bay window to the front and glazed double doors to the rear garden.



 2  4  1



There is a separate dining room to the front (with serving hatch to the kitchen) and a utility/cloakroom with WC, wash basin, and space for washing machine and tumble dryer.

The impressive, well presented kitchen is fitted with an excellent range of modern units and work surfaces and a Belfast sink, and has space for a range cooker. The kitchen opens into a pavilion style conservatory with double doors to the garden.



The first floor landing has an airing cupboard housing the hot water tank. There are 3 spacious double rooms, an L-shaped fourth room (with fitted office furniture) and a well presented bath/shower room.

Double 5-bar gates open into a spacious tarmac driveway offering several parking spaces. The front garden is bounded by walling and fencing, and has a lawn and well stocked borders.



Further double gates give access to a large concrete hardstanding providing further parking space and a timber caravan shelter, and leading to a brick built double garage (with pitched roof, up-and-over door, personal door, and useful shower room with shower, WC and wash basin.) There is a timber deck across the rear of the house, and a large timber chalet/workshop with store and timber verandah. A gate leads to the large, lawned rear garden (extending to over 100ft in length) which features a greenhouse, well stocked borders, a pretty spring garden (with birch trees, snowdrops, cyclamen and hellebores) and an impressive koi pond edged with rockeries.

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. The market town of Wimborne, approximately 2.5 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.





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.



DIRECTIONS: From Wimborne proceed west along Julians Road to the Lake Gates roundabout. Take the second exit onto Wimborne Road and continue past the Lambs Green public house to Cogdean Elms. Head towards Corfe Mullen to the Cogdean roundabout and proceed into Wareham Road. South Road can be found about 200 yards along on the left hand side, continue to the T-junction, turn right, and the property can be found on the left hand side.

COUNCIL TAX: Band E

EPC RATING: Band D







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT

The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

Christopher
Batten

in association with

Winkworth