

Christopher
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11 Cogdean Way
Corfe Mullen, Wimborne, BH21 3XD
£730,000 Freehold



A beautifully presented 5 bedroom, 3 reception room, 3 bathroom detached family house in a small cul-de-sac on the popular Cogdean Elms development, equidistant between the centres of Wimborne and Broadstone

The house is of traditional construction, with facing brick and timbered elevations and a concrete tiled roof. It was built in 1990 by Bovis Homes Ltd, well known national house builders of the time, and has been occupied by the present owners since new. They have spared no expense in creating a stunning family home.

The property is connected to all mains services, and has gas central heating, replacement UPVC double glazing, a kitchen/breakfast room refitted by Wren in 2018, and a high standard of interior decoration and floor coverings. Outside there is ample off road parking on a paved drive, a 2-car garage, and an attractively landscaped, largely walled rear garden.

Corfe Mullen offers a good range of local amenities and is within about 20 minutes' drive of the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.



Enclosed entrance porch

Quarry tiled floor

Entrance hall

Quality flooring, under stairs cupboard and built-in coat cupboard

Cloakroom

Fully tiled, with WC and wash basin

Lounge

Remote-controlled contemporary fire and wall light points

Dining room

Sliding doors to the rear garden

Study

Kitchen/breakfast room

Supplied by Wren Kitchens in 2018, the kitchen features an excellent range of quartz work surfaces and units, including curved panels and a full height retractable larder cupboard. Appliances include Bosch double fan oven, Bosch touch-control induction hob, extractor and integrated dishwasher.





Utility room

Sink, work surfaces, base and wall units, wall mounted gas boiler, space for white goods, and door to outside

First floor landing

Loft access

Bedroom 1

En suite dressing room

Full height mirrored wardrobes.

En suite bath/shower room

Double-ended bath, shower cubicle, vanity unit, inset wash basin and concealed cistern WC

Bedroom 2

A double room with full height wardrobes

En suite shower room

Shower cubicle, wash basin and WC

Bedroom 3

A spacious double room with full height wardrobes

Bedroom 4

Overlooking the rear garden, with full height wardrobes

Bedroom 5

A single room with a built-in wardrobe

Family bathroom

Well presented and fully tiled, with double-ended bath, wash basin and WC

Outside

There is an integral double garage (with 2 up-and-over doors, lighting, power and personal door) and a paved driveway providing ample off road parking. The well maintained front garden is laid to lawn with box hedges and picket fencing. There is access at the side of the house to a largely walled rear garden with a flat lawn, a paved entertaining terrace, a further corner terrace, and water taps

Directions

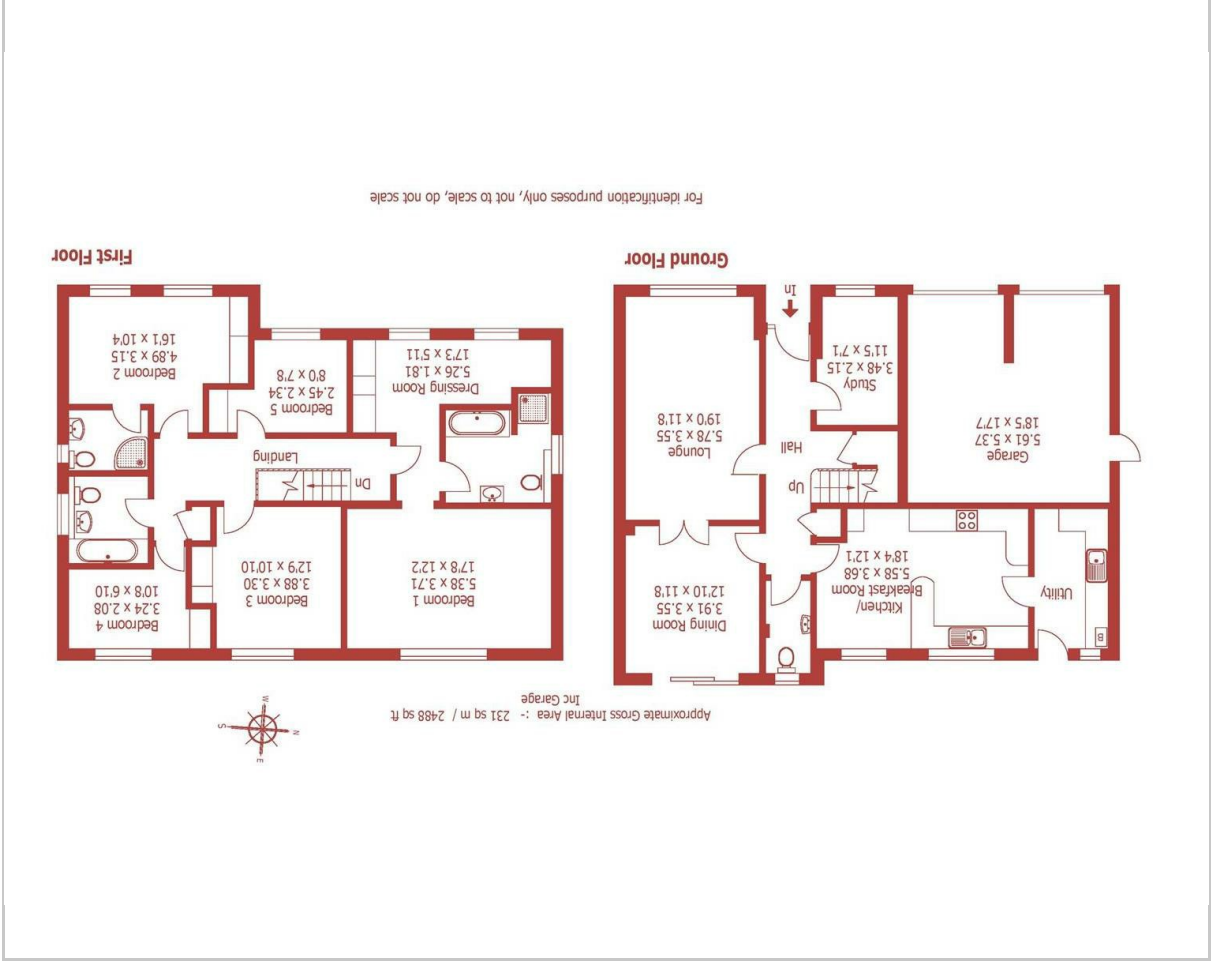
From Wimborne, proceed along Julians Road to the Lake Gates roundabout. Take the second exit into Wimborne Road and proceed to the top of the hill, passing the Lambs Green Inn on the left. At the roundabout, take the first turning left into Cogdean Way

Council Tax

Band G



Floor Plan



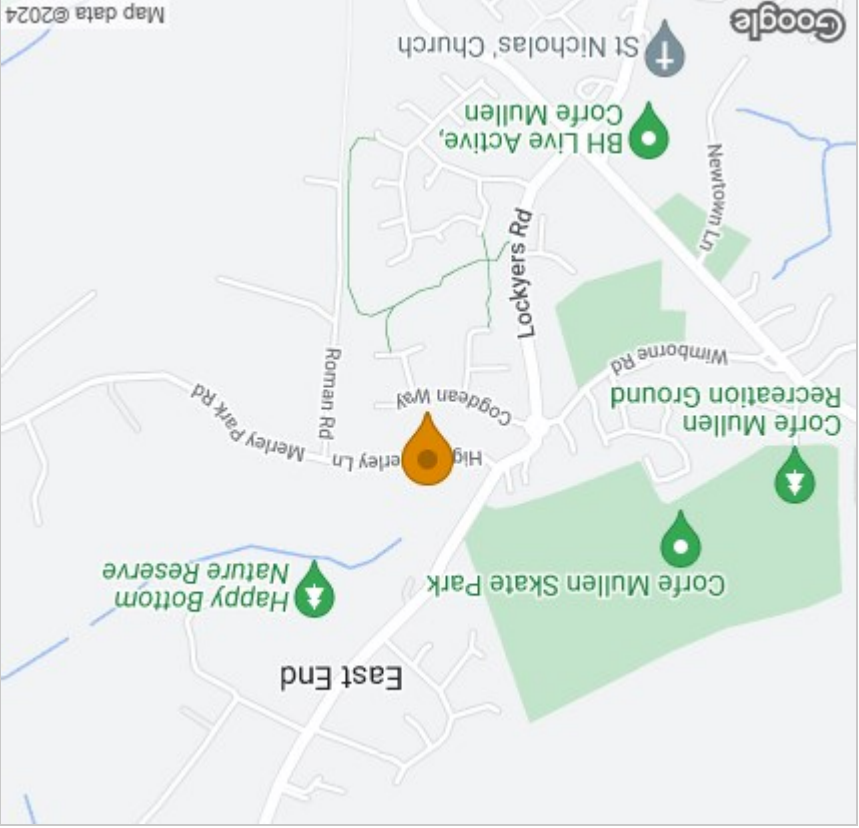
Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

