

Christopher
Batten



6 Cogdean Walk

Corfe Mullen, Corfe Mullen, BH21 3XB

£710,000 Freehold



A spacious 5 bedroom detached family house situated on the popular Cogdean development, about 1.5 miles to the southwest of Wimborne town centre.

Originally built in 1990 by Bovis Homes Ltd, a well known and respected national house builder, and occupied by the present owners since 2002. Traditionally built, the property has facing brick elevations with timber and herringbone brick features, under a modern concrete tiled roof with a brick chimney. It is connected to all mains services, with a gas heating system (boiler replaced in 2023). The property offers excellent family accommodation which extends to 2230 sq ft of living space, arranged over 2 floors.

The house is situated just off Cogdean Way which is considered to be a quiet location, about half a mile from local shops in Corfe Mullen, and within a few minutes' drive of the larger centres of Broadstone and Wimborne Minster, and the coastal town of Poole, which has a mainline rail link to London Waterloo.

Reception hall

Tiled floor, and understairs storage cupboard.

Cloakroom

Lounge

The double aspect lounge has a feature open fireplace (with marble inset and timber surround), tiled floor and double doors lead out to the rear garden.

Separate dining room

Overlooks the rear garden, with a tiled floor, and doors to the lounge and hall.

Study

Overlooking the front garden.

Kitchen/breakfast room

The spacious kitchen/breakfast room comprises an excellent range of units, polished granite working surfaces, inset sink, matching wall cabinets (with cornice and bottom pelmet finish, and concealed worktop lighting), integrated double oven and grill, integrated microwave, 4-burner gas hob, extractor, integrated dishwasher, integrated larder fridge and drawer freezer, space for an American style fridge/freezer, breakfast bar, space for table and chairs, downlighters, and door to a utility room.

Utility room

Granite worktops and upstand, circular stainless steel sink, kitchen units, wall mounted gas boiler (installed in 2023), space for white goods, and a door to outside and door to a boot room.

Boot room

Which forms part of the garage has a door to the outside and door to garage.

First floor landing

A straight staircase leads to the first floor landing with access to loft and an airing cupboard.

Bedroom 1

The main bedroom is a good sized double bedroom with an excellent range of wall-to-wall, floor-to-ceiling wardrobes.





En suite dressing room
Excellent range of wardrobes.

En suite bath/shower room
Comprising corner bath (with mixer), pedestal basin, concealed cistern low level WC, bidet, large walk-in shower (with fixed glass screens), and downlighters.

Bedroom 2
A large double bedroom with built-in wardrobes.

En suite shower room
With 3-piece suite.

Bedroom 3

Bedroom 4

Bedroom 5



Family bathroom

Comprising a modern bath (with mixer and handspray shower), pedestal basin, concealed cistern WC, and half tiled walls.

Outside

A paved driveway provides off road parking leads to an integral double garage (which a third of the garage has been sectioned off to create the boot room), with 2 up-and-over doors. The front garden has 2 lawns, and is enclosed by established trees and shrubs. The private rear garden is enclosed by substantial timber fencing and established trees, and in the middle of the garden, there is a sunken gazebo. There is also stone terracing ideal for pots, and an entertaining area.

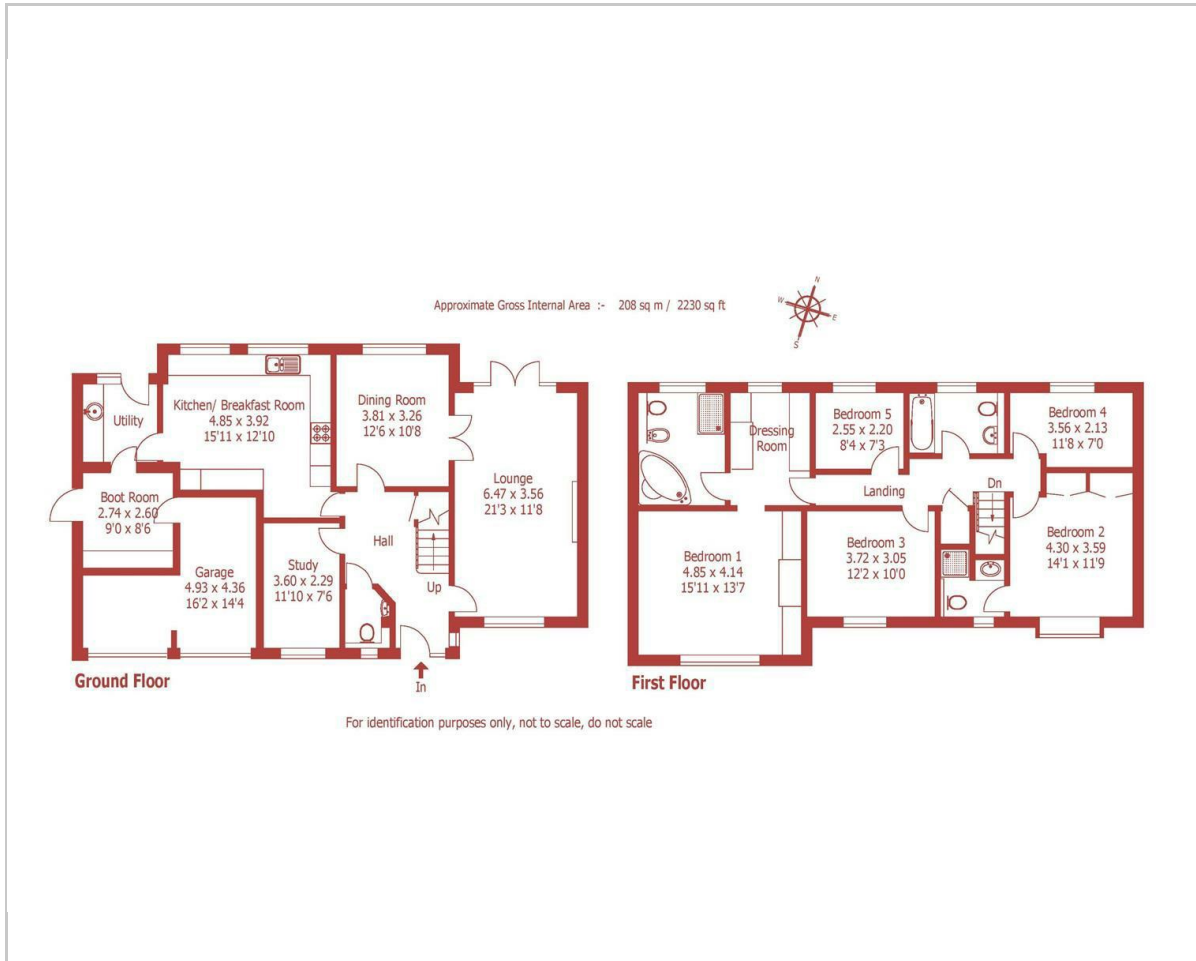
Directions

From Pye Corner in Wimborne, proceed along Julians Road to the Lake Gates roundabout at the junction with the A31. Take the second exit, into Wimborne Road, and proceed up the hill, passing the Lambs Green Inn on the left. At the roundabout, take the first exit into Cogdean Way, which connects with Cogdean Walk.

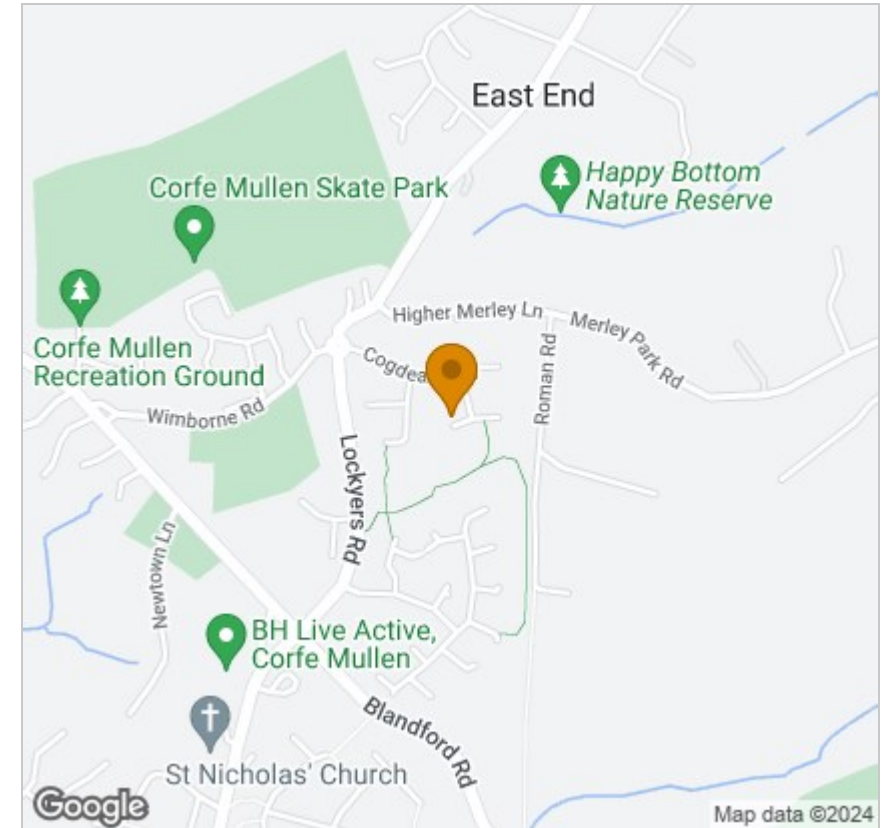
Council Tax
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Floor Plan



Area Map

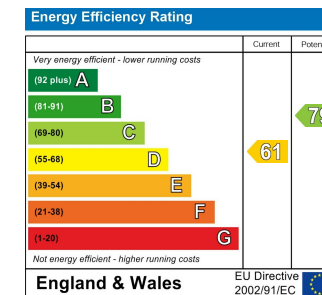


Viewing

By prior arrangement through Christopher Batten

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Energy Efficiency Graph



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