



29 BROOK LANE, CORFE MULLEN, WIMBORNE, DORSET, BH21 3RD
£612,500 FREEHOLD

A 3 DOUBLE BEDROOM DETACHED BUNGALOW ON A 0.2 OF AN ACRE CORNER PLOT, WITH FAR REACHING VIEWS TOWARDS BADBURY RINGS, OFFERING GREAT SCOPE, SUBJECT TO PLANNING CONSENT, FOR EXTENSION AND FURTHER IMPROVEMENT.

SUMMARY:

The property has significant loft space (accessed off the reception hall) which is ideal for potential expansion, subject to planning approval. However, any buyer must investigate the covenants, as we believe that an extension would be limited or may require the consent of covenant holders.

Set on a sloping plot, the property enjoys an elevated position with views across Henbury and Stoney Down Plantations and the surrounding countryside.

AT A GLANCE

- Spacious living/dining room with open fire
- Kitchen/breakfast room & utility area
- Bathroom & second WC
- Ample off road parking & spacious gardens
- Far reaching views to the front



DESCRIPTION:

Steps lead up to a charming storm porch, with a front door to a spacious reception hall. Double doors lead through to the dual aspect living/dining room enjoying views over the front garden and beyond, with an open fireplace (with stone hearth and wood mantel), serving hatch to the kitchen, and sliding doors to the garden.

From the reception hall a door leads to a useful utility space with a wall mounted Vaillant boiler, space for washing machine and tumble dryer, coat/airing cupboard housing the hot water tank and shelving, plenty of storage space, and door to outside. From the utility, an archway leads through to the dual aspect kitchen/breakfast room which comprises, worktops, space for oven and hob with extractor above, space for fridge/freezer, and a sink beneath the kitchen window overlooking the rear garden.

Off the reception hall, there is a family bathroom comprising a bath (with Mira shower above), wash basin, WC, and a heated towel rail. There is also a separate WC with wash basin.



There are 3 double bedrooms. Bedroom 1 has fitted wardrobes and drawers and overlooks the rear garden. Bedroom 2 has a front aspect, and bedroom 3, to the rear, has a fitted double wardrobe.

A driveway provides ample off road parking and leads to a detached garage with up-and-over door, power, lighting, side window and personal door to the rear garden. There is additional parking to the front of the bungalow. The large front garden has a raised lawn and terrace, with steps leading down to a further lawn area, with mature shrubs and trees. The bungalow enjoys access via black iron gates on both sides of the property to the rear garden which is tiered. Steps lead from the utility room door to the top of the garden where there is a wooden terrace surrounded by mature shrubs and trees. The rear garden is larger than it appears and would benefit from a new vision to maximise its views and space.

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.

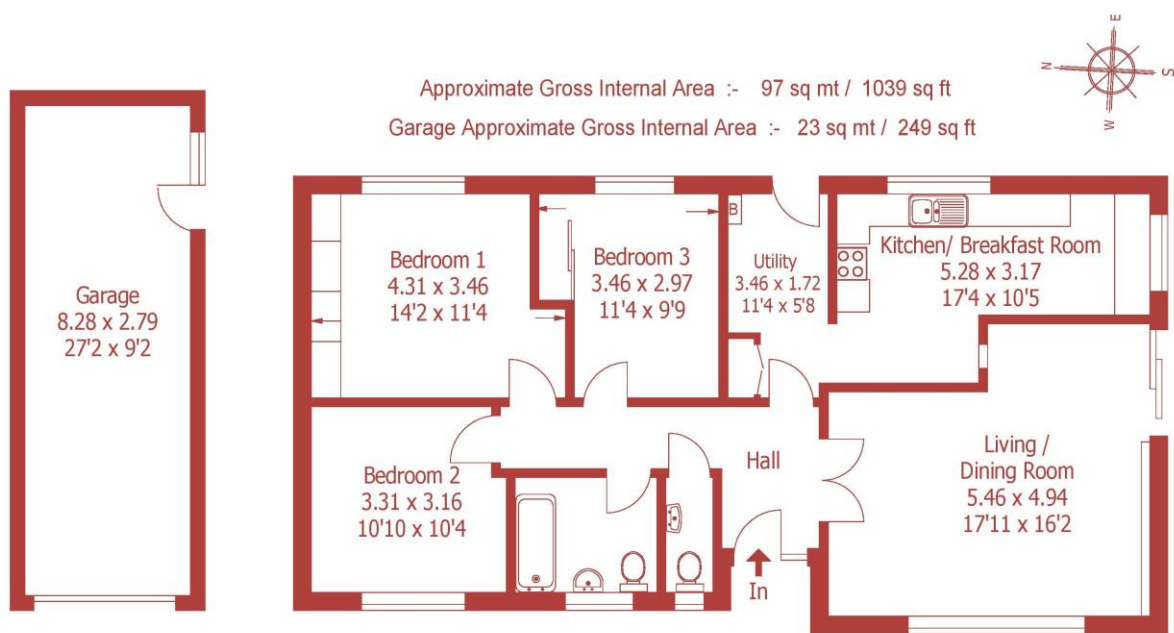
COUNCIL TAX:

Band E

DIRECTIONS:

From 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, past the Lambs Green Inn. At the roundabout, take the third exit, proceeding past Lockyers School on the left. At the T-junction, turn right, and turn immediately left down Pardys Hill. At the bottom, turn left into Haywards Lane and proceed ahead. At the T-junction, turn right into Brook Lane, and the property can be found on the left hand side.





For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten 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 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.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

