

Christopher
Batten



Mill Farm Bungalow, Brickyard Lane

Corfe Mullen, Wimborne, BH21 3RJ

Price Guide £450,000 Freehold



PRICE GUIDE: £450,000-£475,000. A 3 double bedroom detached chalet style house standing on a superb site of about a quarter of an acre, adjacent to open farmland, and for sale with NO FORWARD CHAIN.

Traditionally constructed circa 1975, the property has facing red brick elevations, a timber shiplap gable and a concrete tiled roof. It is connected to mains electricity, water and drainage, and benefits from oil fired central heating and UPVC double glazing. There is no gas available. The house is situated in the older part of Corfe Mullen, just off the A31 Wimborne-Dorchester Road, in a garden plot which enjoys a fair degree of privacy. Local shops and schools are available in Corfe Mullen and Sturminster Marshall, and Wimborne, which offers a wide range of amenities, is about 3 miles away. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within easy driving distance.

There is a spacious reception hall with a high vaulted ceiling and an under stairs cupboard. The dual aspect living room has an open fireplace and a double glazed patio door to the garden. The kitchen/breakfast also has a dual aspect and includes a range of units, an electric hob and a Hotpoint electric oven. A door leads to a separate utility room with Belfast sink, airing cupboard, Danesmoor oil central heating boiler, space and plumbing for washing machine, UPVC double glazed door to the garden, and door to a WC. Bedroom 3 is a dual aspect room. Above the hall, the galleried first floor landing has a loft access. There

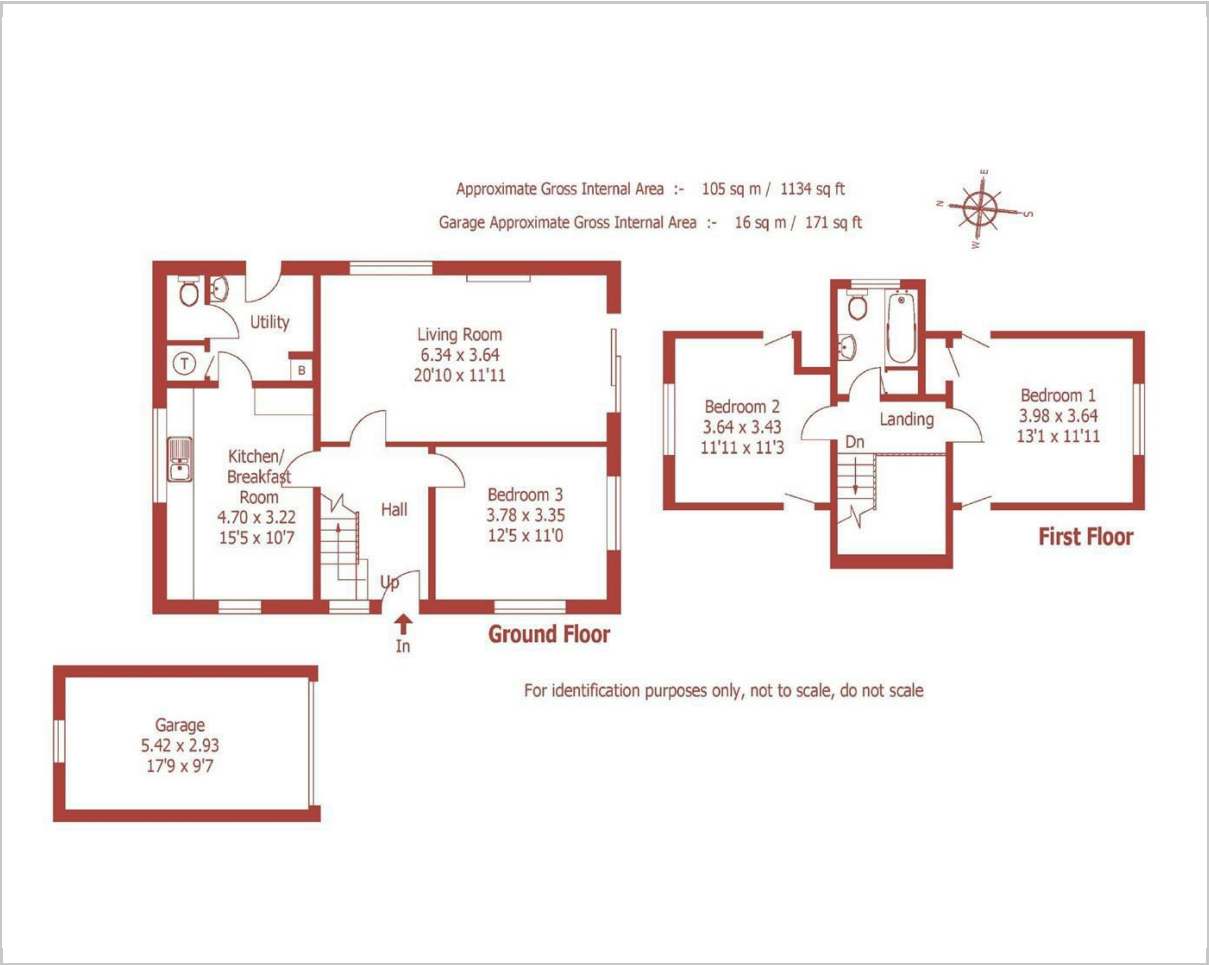




are 2 spacious bedrooms with access to eaves storage space, and a bathroom comprising bath (with Triton shower above), WC, wash basin and built-in shelved cupboard.

From the lane, a 5-bar gate opens onto a long driveway and turning area providing ample off road parking and leading to a brick built detached garage with up-and-over door, lighting and rear window. The well maintained gardens extend all around the property and extend to just over a quarter of an acre. They include shrubs and trees, an aluminum-framed greenhouse and lovely views across adjacent countryside.

Floor Plan



Viewing

By prior arrangement through Christopher Batten

CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The Agents have not tested any apparatus, equipment, fixtures and fittings or services, and cannot verify they are in working order or fit for purpose. References to the Tenure of the property are based on information from supplied by the Vendor. The Agents have not had sight of the title deeds. These particulars, whilst believed to be accurate, are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy.

15 East Street, Wimborne, Dorset, BH21 1DT
Tel: 01202 841171 | Email: properties@christopherbatten.com
www.christopherbatten.com

Area Map



Energy Efficiency Graph

