



The Tangles, 4 Central Avenue  
Corfe Mullen  
Wimborne, Dorset, BH21 3JD

**Christopher  
Batten**

01202 841171  
[www.christopherbatten.com](http://www.christopherbatten.com)



An impressive double-fronted, 3 storey, 5 bedroom detached 1920s home, offered for sale with NO FORWARD CHAIN, with a rear garden extending to over 100ft in length, set in one of Corfe Mullen's premier roads, about 2 miles from Wimborne town centre.

Built around 1925 by Colonel George, a well known local builder of the time, the Tangles retains many original features including 2 working fireplaces, 4 attractive bay windows, dado panelling and rails, picture rails, pine floorboards, original doors and skirtings, and a serving hatch between the dining and sitting rooms.

Connected to all mains services, the property has gas central heating (with a combination boiler) and UPVC double glazed windows.

The house boasts 4 reception rooms as well as a superb kitchen/breakfast room. Occupied by our clients for over 11 years, and The Tangles has been particularly well maintained.

Local shops and schools are close by in Corfe Mullen village and Broadstone, and there is easy access to Wimborne, which offers a comprehensive range of amenities. The larger coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are also within easy driving distance.

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Viewings by appointment  
 Price Guide £850,000 Freehold





A gabled entrance porch, with a quarry tiled floor and a leaded window, leads to a long entrance hallway with wide pine floorboards, off of which there is a cloakroom and a downstairs storage room.

The attractive lounge has a bay window and a cast iron and tiled fireplace with pine surround, mantel, mirror and inset gas fire. A door leads to the music room, which also has a bay window to the side.

The sitting room has a bay window overlooking the front garden, a brick and pine fireplace with inset gas fire, and a sliding hatch to the dining room.

A particular feature of the ground floor is a superb, hand-built pine kitchen with a butler's sink, an excellent range of cupboards and drawers, a free standing wood burning stove, a range of built-in appliances, a Rangemaster

range cooker, adishwasher and a full height larder fridge and freezer. There is a separate utility room with glass roof, sink, worktop, space for white goods and door to outside. From the kitchen, glazed double doors lead to the conservatory which has a pleasant outlook over the rear garden.

On the first floor there are 4 bedrooms (2 double bedrooms with bay windows overlooking the front garden and 2 further single bedrooms,) and a feature bath/shower room with a free standing rolltop bath (with ball and claw feet,) and a curved shower cubicle. The superb, triple aspect master bedroom (with built-in cupboards) is on the second floor, along with an adjacent bathroom.





Tangles benefits from off road parking and a detached double garage, and stands in particularly attractive gardens which are enclosed by high laurel and mixed hedges. The rear garden extends to over 100ft in length and features a large, flat lawn interspersed with trees and shrubs, and a sun deck with inset pond. There is a garden workshop, with multiple electrical points.

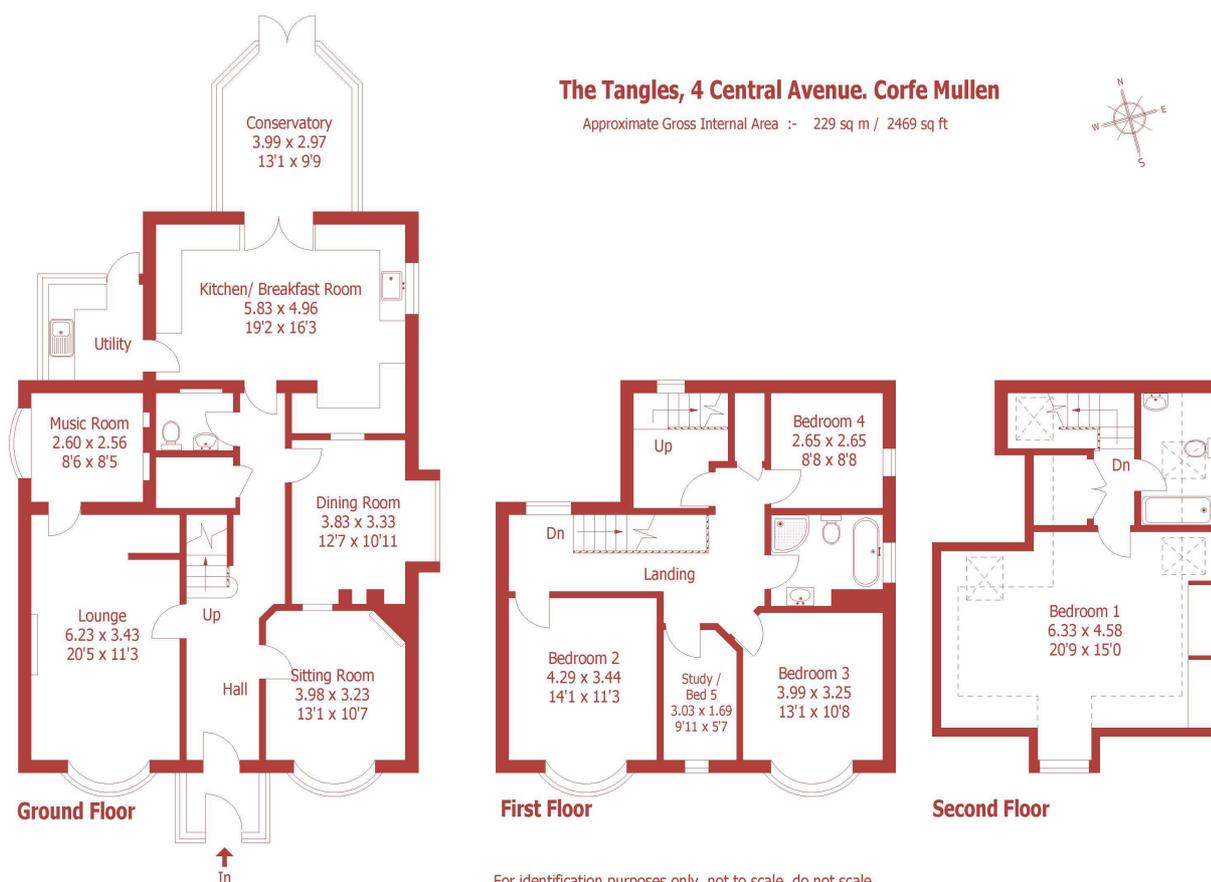
**DIRECTIONS:** From Pye Corner in Wimborne, proceed west along Julians Road to the Lake Gates roundabout. Take the second exit onto Wimborne Road and continue past the Lambs Green Inn. At the Cogdean Elms roundabout, take the second exit. At the Wingreen roundabout take the second exit into Wareham Road. After about 200 yards, turn right into Central Avenue, and number 4 can be found on the right hand side.

**COUNCIL TAX:** Band G. **EPC RATING:** Band D



## The Tangles, 4 Central Avenue, Corfe Mullen

Approximate Gross Internal Area :- 229 sq m / 2469 sq ft



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



15 East Street, Wimborne, Dorset BH21 1DT  
 Tel: (01202) 841171/2 Fax: (01202) 842714  
 Email: [properties@christopherbatten.com](mailto:properties@christopherbatten.com)



[www.christopherbatten.com](http://www.christopherbatten.com)

'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.