



HALF ACRE, HIGHER FILBANK, CORFE CASTLE
£795,000

Half Acre is situated in a quiet and secluded position nestled in a small private residential cul-de-sac of individually built properties on the Eastern outskirts of this historic village. The house was constructed in the 1950s, with a small extension having been added by the current owners enlarging the sitting room and master bedroom enhancing the view of the most attractive large semi-secluded landscaped garden and nearby open country and heathland.

There is a sizeable garden predominantly at the rear of the property which in our opinion, in addition to extending and remodelling the current property there is scope to create a separate plot. A pre-planning application has been submitted and this has been favourably received by Dorset Council. Full details are available upon request. It should be noted that there are restrictive covenants which affect the property. Such covenants would need to be varied, as they have been with other properties in the neighbourhood, prior to any new development taking place.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.



As you enter the house, the entrance hall leads to a generously sized attractive sitting room which is particularly light with both South and West aspects. It has a brick fireplace and double glazed doors which open onto a paved terrace effortlessly blending inside and out. Double doors lead through to a separate dining room. There is a good sized kitchen and a separate utility room completes the ground floor accommodation.

There is a generous sized master bedroom on the first floor which is particularly light with dual aspects and en-suite shower room, two further double bedrooms, all of which have views over the garden, heathland, and nearby open country. There is also a good sized family bathroom.

The semi-secluded South facing garden at the rear is lawned and well stocked with mature flower and shrub borders, providing interest throughout the year. There is a vegetable section and has direct access at the rear onto the adjoining Common. At the front there is parking for 4 vehicles and a detached garage.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH20 5EX**.

Property Reference COR1824

Council Tax Band F

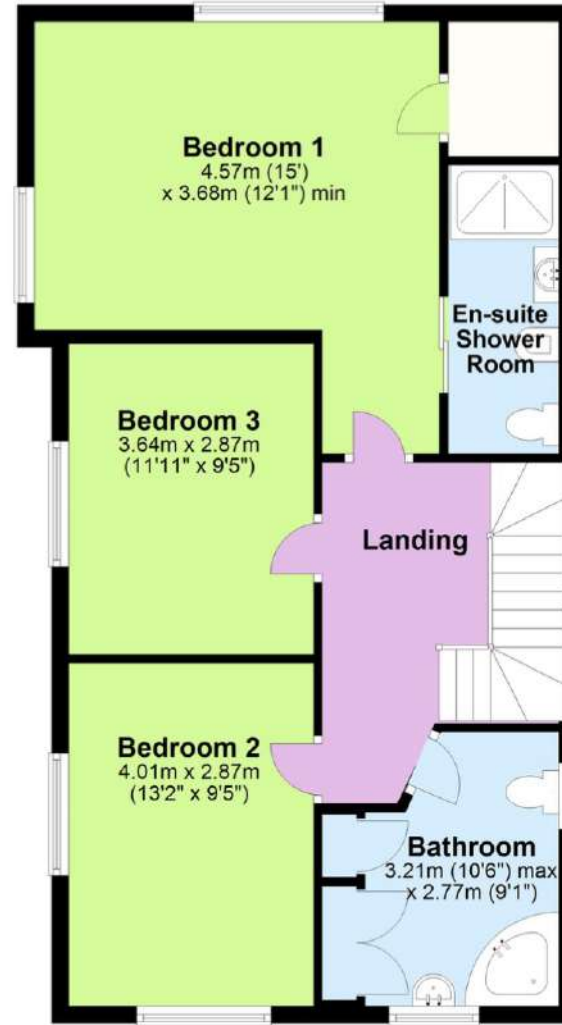


Scan to view
Video Tour

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	80

Total Habitable Floor Area Approx. 132m² (1,421 sq ft)









Autumn Court

Far End

Faring

Greyflete

Moonfleet

Half Acre

The Eye

Fordstone

Filbank House

Sunny Mount

Little Marlings

HIGHER FILBANK

Brackendale

Locktons

The Drey

Rowbarrow

Town's End

Larksgate
Fern Cottage

The New House

TOWNSEND MEAD

18

16

7

161

164

166

168

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