



MEYERS

MOVING BEYOND EXPECTATIONS

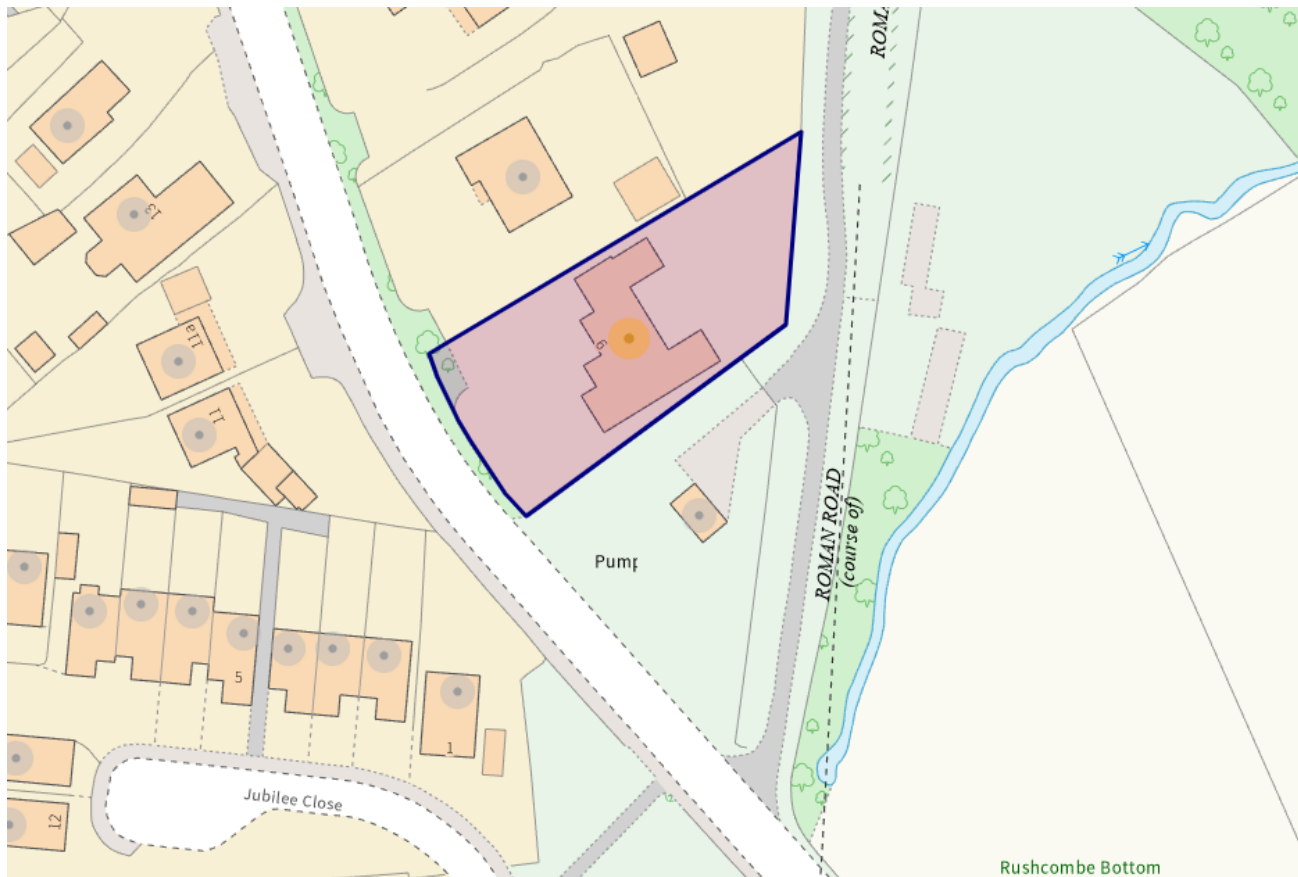
**6 Blandford Road, Corfe Mullen,
Wimborne, Dorset, BH21 3HQ**

Summary of Features

- > Executive Four Bedroom, Four Bathroom Home
- > Accommodation of over 2300 Square Feet
- > Stunning Contemporary Accommodation
- > Beautifully Presented with High Quality Finish
- > Kitchen / Family Room with Bi-Fold Doors linking to Garden
- > Extensively Landscaped Garden
- > Backing onto Bridle Way & Nature Reserve (SSSI)
- > Prime School Catchment
- > Offered with No Forward Chain
- > Annexe Potential

GUIDE PRICE

£950,000 - £975,000



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Overview

This stunning detached luxury bungalow offers spacious and versatile contemporary living accommodation offering extremely well proportioned rooms throughout. Set within approximately 0.3 of an acre garden enjoying a newly landscaped private garden backing onto the old historic Roman road which is a bridle path leading onto Rushcombe Nature Reserve where there are many scenic walks.

The current owners have made some tasteful changes to further enhance the home and internal viewing is highly recommended to fully appreciate.

[CLICK HERE - to see online full VIDEO TOUR](#)

An enclosed entrance porch, with new front door opens to a large main reception hall with built-in cloaks cupboard positioned centrally and laminate flooring. There is a w.c for guests.

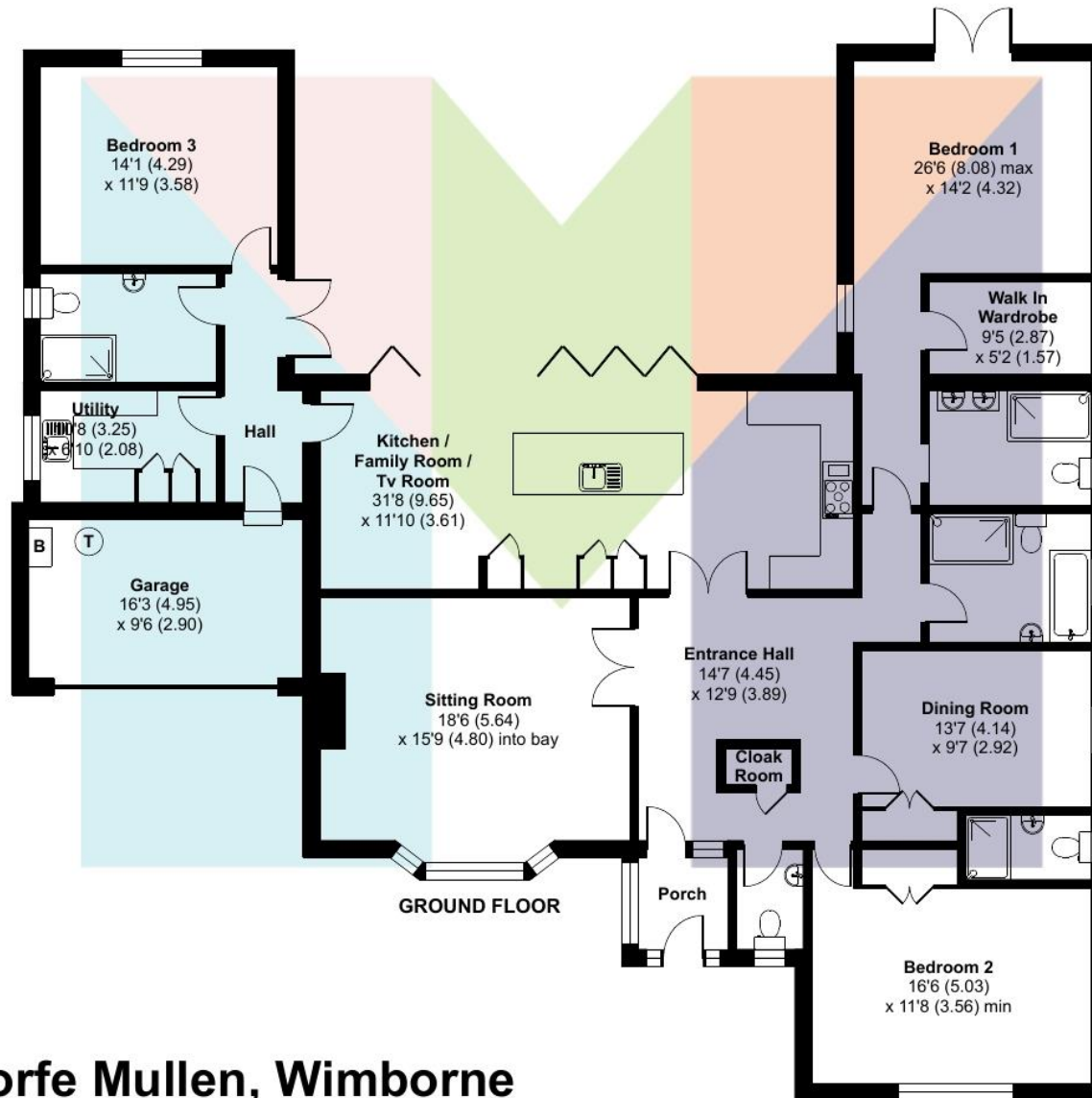
The main living room and kitchen feature matching double-opening clear five-pane glazed doors with black surround, providing natural light and framing the stylish entrances to the rooms. The sitting room is to the front aspect with curved bay window and central feature wood-burner.

The superb kitchen/dining room is to the rear aspect, which is fitted with an extensive range of Shaker style eye and low level matching units and a central island unit forming a breakfast bar, under a solid walnut work surface, The island benefits inset 1.5 bowl sink, integrated BOSCH dishwasher, and wine chiller. Included is the Rangemaster cooker with five gas rings, electric griddle and electric double oven with cooker hood above. There is space and plumbing for American style fridge / freezer.

The room is complimented by porcelain tiled floor which extends through bi-folding doors with fitted electric blinds, onto the garden terrace ensuring a continuous flow. In addition there is a separate utility room which has further units and storage, along with space and plumbing for washing machine and tumble dryer, and sink.







Blandford Road, Corfe Mullen, Wimborne

Approximate Area = 2217 sq ft / 205.9 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 2372 sq ft / 220.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024.
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Bedrooms

Bedroom one is a delightful suite and has French doors leading outside to a raised sitting area overlooking the garden. There is a large walk-in wardrobe with fitted hanging rails and en suite shower with walk-in shower, WC, twin sinks and fully tiled walls.

Bedroom two is to the front aspect and has built-in double wardrobe and has an en suite shower room with WC, wash hand basin, ladder rack style radiator and fully tiled walls.

Bedroom four has double wardrobes and is currently set out as a formal dining room.

The family bathroom has a modern contemporary suite comprising bath, WC, wash hand basin and shower and oversized freestanding bath.

From the kitchen, there is a rear hallway, and this area could form a separate annexe with some small changes. Presently the hallway has French doors leading to the patio area. An internal door provides access to what remains of the former garage providing storage, with electrically operated up-and-over door and houses the pressurised hot water cylinder.

The third bedroom is in this area, which is a generous double room with neighbouring shower room with walk-in shower, WC, wash basin, ladder rack style radiator and fully tiled floors and walls.



MATERIAL INFORMATION

The bungalow was originally built in 1983 but has over more recent years undergone a complete programme of refurbishment to a high standard of specification and provides potential to remodel to form an annexe if desired.

The property was completely rewired and replumbed and has a new Worcester Bosch high efficiency boiler and 300 litre pressurised cylinder. There is networking to all the main rooms supplying uninterrupted connectivity and there is PIR lighting controls, triple glazing and gas fired central heating.

Year of Build: 1980s – Extended 2020-2021

Utilities: All mains services are connected

Electricity & Gas: Octopus

Water and Sewage: Wessex Water

Broadband: TalkTalk (Superfast is Available in the Area)

Mobile Phone Signal: All Services available in the area (Ofcom Checker)

Council Tax Band: F - £3,640.46 – East Dorset Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase

Gardens & Outside

A wide driveway leads down to the front of the property and provides ample off-road parking and turning area and the property is nicely screened from the road by an established hedgerow.

The front garden is laid to lawn with planted borders.

There is access from both sides of the property to the rear garden. The garden is a particular feature of the property having been recently landscaped with large patio terrace in-between the two wings of the home, providing a secluded and sheltered entertaining area. The majority of garden is laid to lawn to the centre part with shingle pathways to the perimeter, along with raised planted beds to the rear, and landscaped with different levels of decking and seating areas placed specifically placed to capture the sun at different times of day, including the last of the evening sun.

Garden shed to the rear, along with double gates for access and to bridle path beyond leading to the nature reserve, all bound by timber fencing, with the backdrop of the trees beyond.

