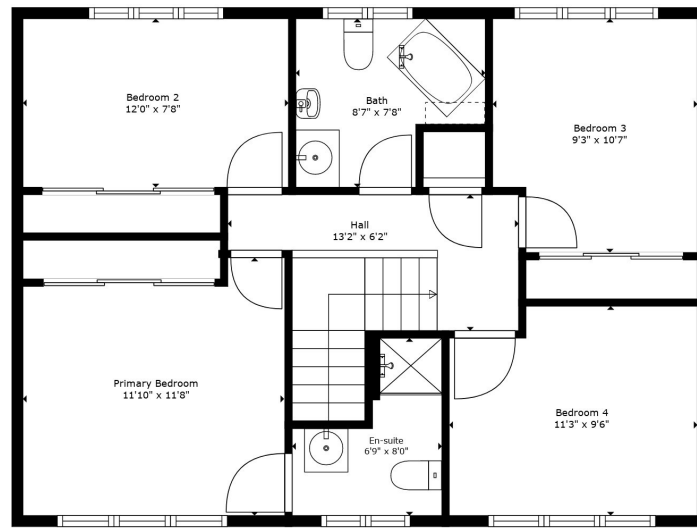




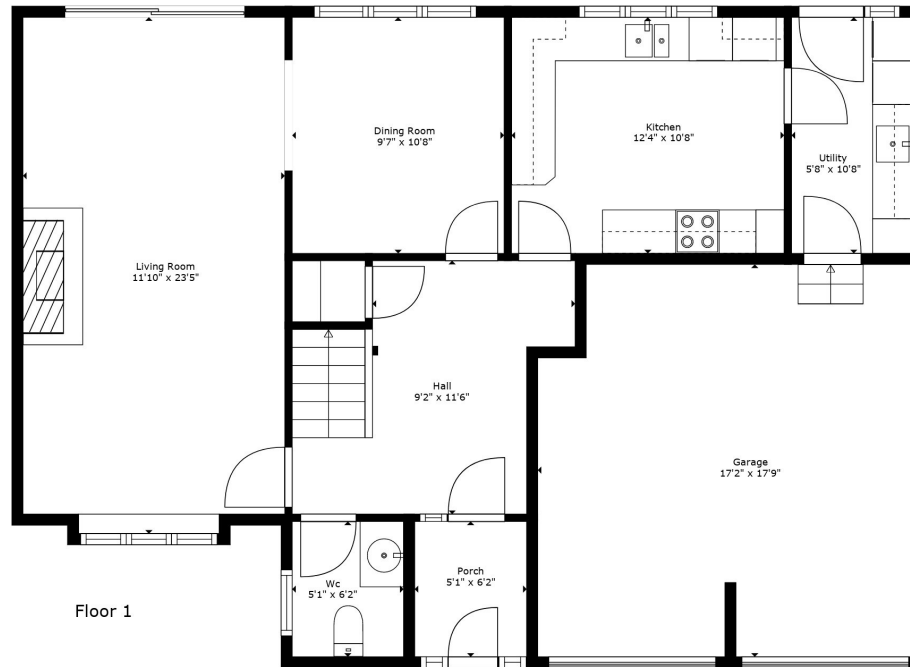
Applecross
CORFE CASTLE
BH20 5HG

A 4 Bedroom Detached Family Home with spacious Reception Rooms, sizeable private Garden, Integral Double Garage plus Private Parking in fantastic position with Castle views along sought-after residential road and a flat walk to village centre. GUIDE PRICE £750,000

ALBURY
& HALL



Floor 2



Floor 1

TOTAL: 1447 sq. ft

FLOOR 1: 757 sq. ft, FLOOR 2: 690 sq. ft
 EXCLUDED AREAS: PORCH: 31 sq. ft, GARAGE: 294 sq. ft

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



4 BEDROOM DETACHED FAMILY HOME WELL-POSITIONED IN QUIET RESIDENTIAL ROAD WITH EASY WALK TO THE HEART OF CORFE CASTLE – IDYLIC PRIMARY RESIDENCE OR SECOND HOME RETREAT.

SET IN THE NOSTALGIC VILLAGE OF CORFE CASTLE



Located within the popular village of Corfe Castle and an easy walk from the amenities to include Village shops, Tea Room, multiple quintessential Pubs, Church, Doctors Surgery and of course the Castle itself, this is an idyllic location as a permanent primary residence to enjoy year round with fantastic walking & beaches on the doorstep, offering a real sense of community in the heart of the Purbecks.

Applecross is in the residential road of Colletts Close—a private cul-de-sac with a short and flat walk from Corfe high street.



ALBURY
& HALL

THE GREYHOUND

CHRISTMAS DAY AT THE GREYHOUND INN BOOK NOW

ENTRANCE—The property is entered via a Storm Porch with exposed Purbeck Stone and tiled floor, opening into a particularly spacious Entrance Hall providing access to all principal rooms and with ample space for furniture.

KITCHEN—The spacious and traditionally fitted Kitchen has an array of cupboards and overhead units and includes a double oven, gas hob, separate Grill and Bosch Dishwasher. The sink with window over allows plenty of natural light and provides pretty views over the garden.

UTILITY —Off the Kitchen is the useful and sizeable Utility, housing the Boiler, an array of units, sink and white goods. This room also provides a back door to the garden and also to the integral Double Garage.



LIVING ROOM — The spacious, dual aspect Living Room is bright with a triple window to the front plus Sliding doors opening onto the Patio beyond. This room offers a gas fire with fireplace of stone and marble plus ample space for furniture.

DINING ROOM— Part-open from the Living Room sits the separate Dining Room being a good-size with additional furniture space and triple window over the garden.

CLOAKROOM— To the ground floor is a useful WC with Sink.



MASTER BEDROOM is a lovely double room to the front of the property benefitting a built in bank of wardrobes plus an Ensuite with Shower, WC and Sink.

BED 2 is a spacious single room with a built in bank of wardrobes, to the rear of the property with a triple window offering fantastic views over the garden, Corfe Castle and the Purbeck hills beyond.

BED 3—A double room with built in wardrobes to the rear of the house with garden views, the Purbeck hills and Corfe Castle.

BED 4—A further Double room to the front of the house or could be utilised as a Home Office / Study.

BATHROOM—spacious Bathroom to include a corner Bath, Sink, WC & Bidet.



GARDEN— The private garden is a particular highlight being on a generous plot and lovingly manicured with pretty borders, flowers, established shrubs and hedging. There is a sizeable Patio area for alfresco dining plus a garden shed and workshop with power. The front garden is a stone terrace with steps up, bordered by flowers and shrubs and allows side access to both sides of the house.

PARKING – To the front there is a large drive with space for up to 3 vehicles, plus a Double Integral Garage with power & light and eaves storage in the Apex ceiling. Additional parking can be found along the residential Colletts Close.





Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

**ALBURY
& HALL**

Registered in England & Wales Company No. 14528884 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.