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HAPPY BOTTOM
WIMBORNE, BH21 3DP



OFFERS IN EXCESS OF £900,000

This delightful, CHARACTER FAMILY HOME with FOUR BEDROOMS is located along an unmade road on the fringes of the popular village of Corfe Mullen and just a short drive from the thriving town centre of Wimborne. The property itself sits in a GENEROUS PLOT IN EXCESS OF 0.5 ACRES with a neatly landscaped, SOUTHERLY FACING REAR GARDEN, DOUBLE GARAGE, AMPLE OFF ROAD PARKING and a WORKSHOP and insulated GARDEN ROOM WITH POWER.

The property benefits from gas central heating and UPVC double glazing and is connected to all mains services. Built originally in the early 1800's the property has been extended and well maintained throughout. The garden adjoins a Site of Special Scientific Interest (SSSI) and is within catchment for well regarded local schools. Local transport links provide access to Poole, Broadstone and Wimborne.

The current owners have undertaken considerable works to the property, further enhancing the charm of this outstanding home.

These work include:

- Fitted blinds and new carpets throughout
- New Combi Boiler
- New electrical consumer unit, electric switches, sockets and electrical fittings
- Drinking water filter with osmosis unit and water softener
- New WC and sink to shower room
- Woodburning stove with flue
- Replacement fascias, soffits, gutters and downpipes
- Drainage work and front bank retaining wall
- New garden room with insulation and power
- Deer proof fencing to rear

Living accommodation is arranged over two floors and includes, on the ground floor, a tiled entrance porch with doors leading to a well proportioned, dual aspect sitting room feature wood burning stove and feature exposed ceiling beams and French doors leading out to the rear garden. The kitchen/breakfast room has a vaulted ceiling and tiled floor and is fitted with a range of light fronted base and wall units and a generous specification of built-in and integrated appliances. There is also an open plan dining hall with stairs rising to the first floor as well as a study, utility room and adjoining workshop - ideal opportunity for home working.

On the first floor there are four bedrooms, the master with built-in wardrobes along one wall and an adjoining ensuite shower room. A shower room serves all remaining bedrooms.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The



New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby. Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth. From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

Additional Information

Agents Notes: The vendor has been made aware the land next to their cottage has been put forward as an option to build 24 houses under the release of Dorset Local Plan 2025 options for housing sites in the county.

The property has historically been treated for active woodworm - paperwork is available upon request. Voluntary £30 pa contribution towards unadopted road maintenance. The green is jointly owned and maintained by Brook Cottage and neighbouring property, and jointly managed by Custom & Practice, this includes cutting the grass and providing bird food.

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

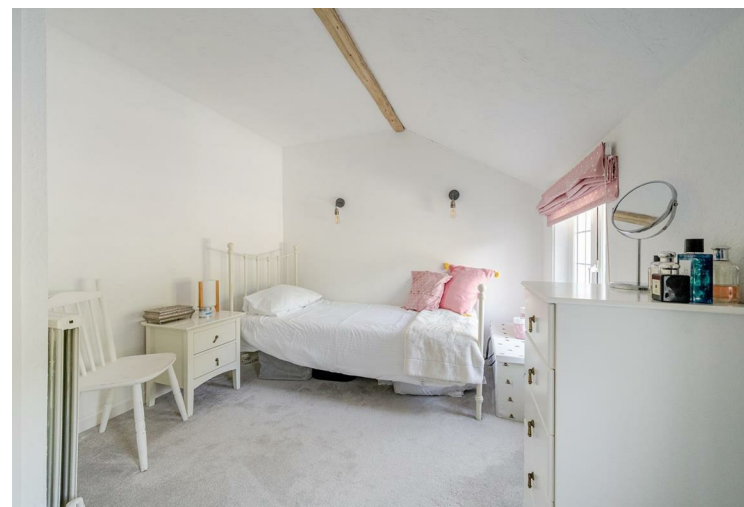
Parking: Private driveway & double garage

Utilities: Mains electricity, mains gas, mains water

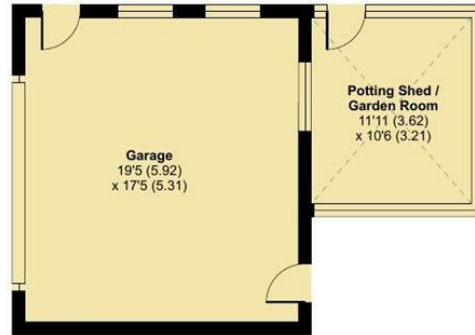
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

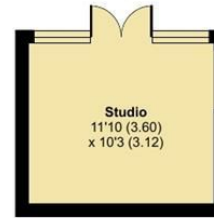
Mobile Signal: Refer to Ofcom website



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GARAGE / OUTBUILDING 1



OUTBUILDING 2

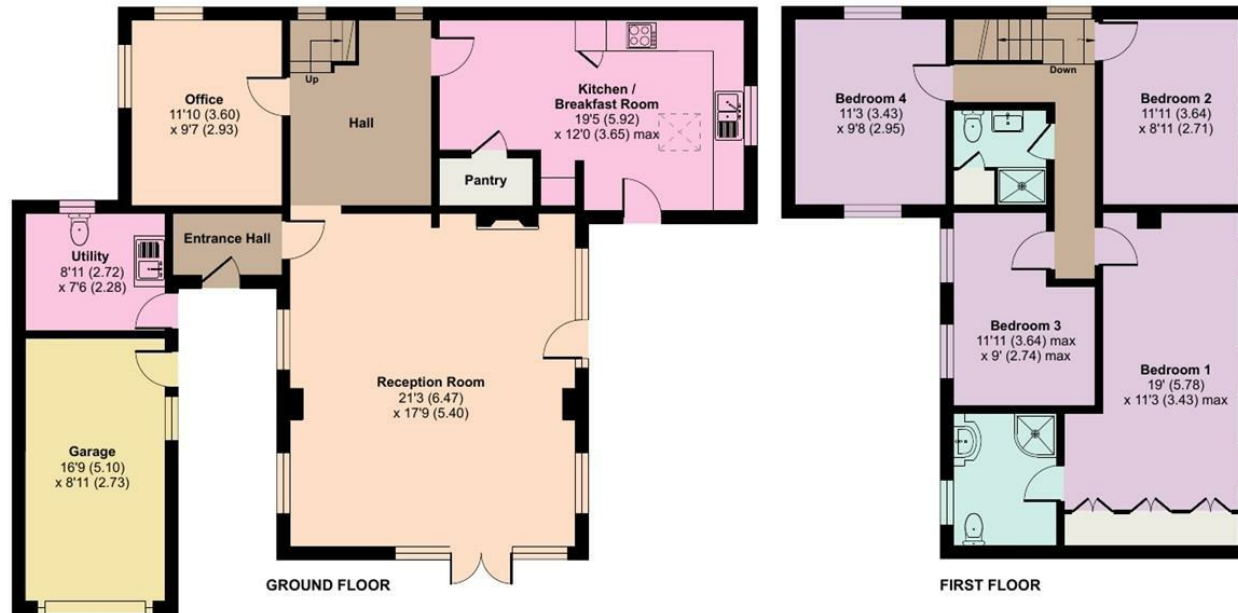
Approximate Area = 1693 sq ft / 157.2 sq m

Garage = 487 sq ft / 45.2 sq m

Outbuilding = 242 sq ft / 22.4 sq m

Total = 2422 sq ft / 224.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Edwards Estates Ltd. REF: 1277340



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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