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EDWARDS  
ESTATE AGENTS

CORFE VIEW ROAD  
WIMBORNE, BH21 3NA







# GUIDE PRICE £645,000

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- IMPRESSIVE DETACHED HOUSE
- CUL-DE-SAC LOCATION
- FOUR GENEROUSLY SIZED BEDROOMS
- STUNNING ELEVATED VIEWS
- EXTENSIVE LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- LUXURIOUS ENSUITE SHOWER ROOM
- FANTASTIC SIZE REAR GARDEN
- EXPANSIVE DECKING AREA
- GARAGE & OFF ROAD PARKING

Nestled in the tranquil CUL-DE-SAC of Corfe View Road, Corfe Mullen, this impressive DETACHED HOUSE offers a delightful blend of space and comfort, perfect for family living. With FOUR GENEROUSLY SIZED BEDROOMS and the potential for a fifth, this property is designed to accommodate modern lifestyles while providing STUNNING ELEVATED VIEWS of the SURROUNDING COUNTRYSIDE.





Upon entering, you are welcomed by an open storm porch that leads into a spacious entrance hall, featuring a galleried landing that connects to the various living areas. The extensive lounge/diner is a highlight, boasting triple aspect windows that flood the space with natural light and offer picturesque views of the rear garden. The well-appointed kitchen/breakfast room is fitted with a stylish range of eye and base units, complemented by a convenient breakfast bar, making it an ideal spot for casual dining.

The ground floor also includes a separate cloakroom and a versatile office/bedroom five, which is spacious enough to serve as a comfortable double bedroom. An integral door provides access to the garage, equipped with power and light, ensuring practicality for everyday needs.

Descending to the lower level, you will find four double bedrooms, each thoughtfully designed for comfort. The dual aspect master bedroom features built-in wardrobes, direct access to the rear garden, and a luxurious ensuite shower room with his and hers sinks. Bedrooms two and three enjoy lovely views, additionally bedroom three has a built-in wardrobe and offers direct access to the garden. Bedroom four, currently arranged as a snug, would also accommodate a double bed.

The beautifully appointed shower room on this level is a standout feature, showcasing ornate tiles and a large shower cubicle. Additional conveniences include a utility cupboard housing the washing machine and tumble dryer, along with ample storage options.

Outside, the rear garden is a fantastic size and true oasis, featuring an expansive decking area with a wooden balustrade, leading down to a semi-decked area and a lush lawn, all surrounded by mature hedging and trees. At the front, there is a garage and tarmac driveway providing parking for a couple of vehicles.

#### Additional Information

Energy Performance Rating: TBC

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations:

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 Ev charging, private driveway & garage

Utilities: Solar panels, mains gas, mains water

Drainage: Mains sewerage

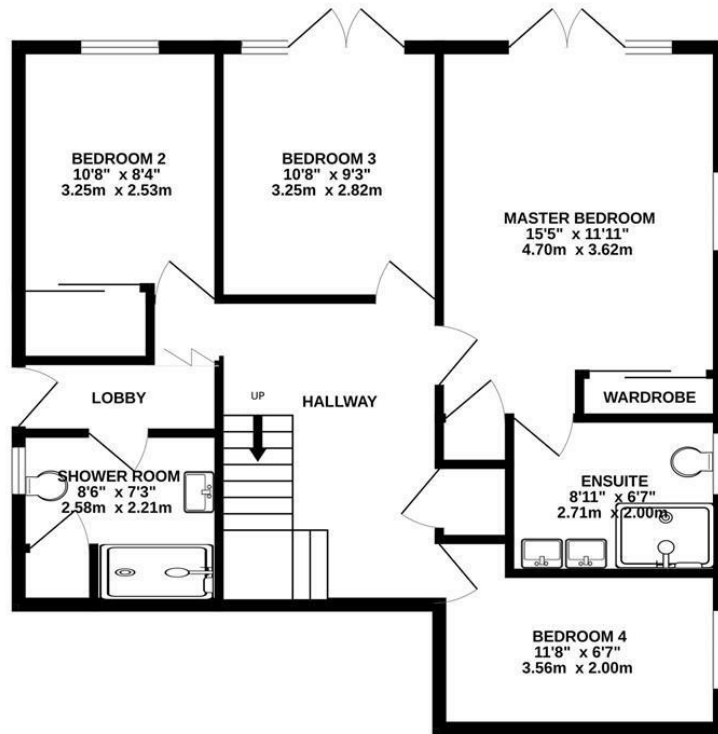
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website

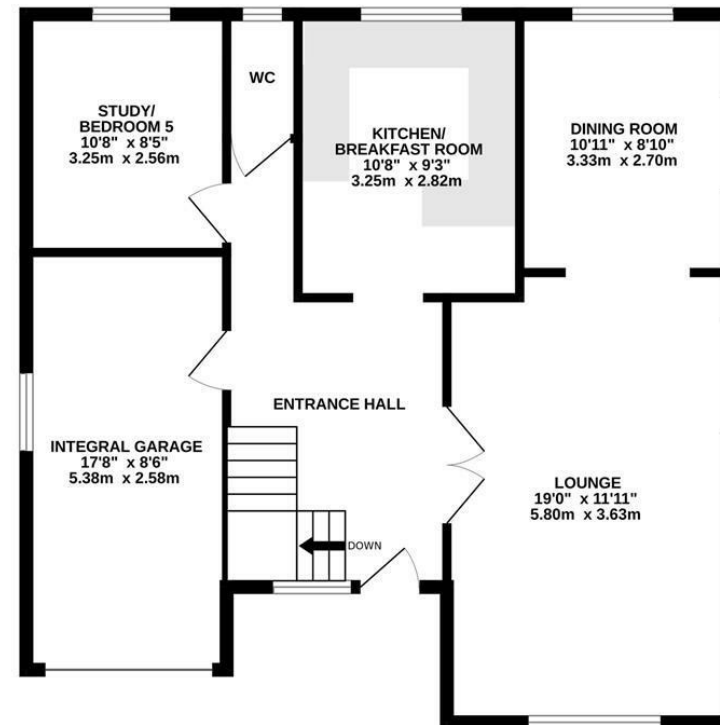




**BASEMENT**  
762 sq.ft. (70.8 sq.m.) approx.



**GROUND FLOOR**  
817 sq.ft. (75.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



A photograph of a lush green garden. In the center, a wooden bench sits on a grassy lawn. The garden is surrounded by dense foliage, including trees and bushes. On the left, a wooden shed is partially visible. The sky is blue with some clouds.

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