

Symonds
& Sampson



Cogdean Way
Corfe Mullen, Wimborne, Dorset.

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Cogdean Way
Corfe Mullen
Wimborne
BH21 3XD

Situated in the charming area of Cogdean Way, Corfe Mullen, this delightful house offers a perfect blend of comfort and convenience. Built in the late 1990s, the property boasts a



- A superb family home close to a variety of amenities
 - Off road parking and a garage
 - Secure walled garden and a conservatory
- Three bedrooms with the principle having en-suite
- Only a short distance from Wimbornes historic market town
 - Excellent school catchment location

Guide Price £469,950
Freehold

Wimborne Sales
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THE PROPERTY

A lovely detached family home set in a popular and convenient location only a short distance from amenities as well as Wimborne's historic market town. The property has been well looked after and has off road parking, a garage and a walled garden.

ACCOMMODATION

Entrance hall, sitting/dining room, a rear conservatory overlooking the walled garden, kitchen, ground floor W/C, three bedrooms, principle bedroom benefitting from having an en-suite, family bathroom, off road parking, garage (widened), gardens to the front, side and a lovely rear walled garden.

OUTSIDE

To the front and left hand side of the property there is a drive, with off road parking, which in turn leads to an attached garage. The remainder of the front has two steps leading to the front door as well as a small lawned area. To the rear, the home has a lovely walled garden which is mainly laid to lawn with tree, shrub and hedge boards.

SITUATION

Set in a sought after location, Corfe Mullen offers a diverse range of shops and conveniences. With easy access to Poole and Wimborne as well as larger towns and cities. Corfe Mullen offers a wonderful school catchment location.

DIRECTIONS

what three words [///braced.insect.cornering](#)

SERVICES

All mains services
Council Tax Band - D
EPC rating - D

MATERIAL INFORMATION

Broadband
Mobile phone connectivity



| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient (lower running costs) | Current | Potential |
| A++ (91-100) | | 83 |
| A+ (81-90) | | |
| A (71-80) | | |
| B (61-70) | | |
| C (51-60) | | |
| D (41-50) | | |
| E (31-40) | | |
| F (21-30) | | |
| G (1-20) | | |
| England & Wales | | |

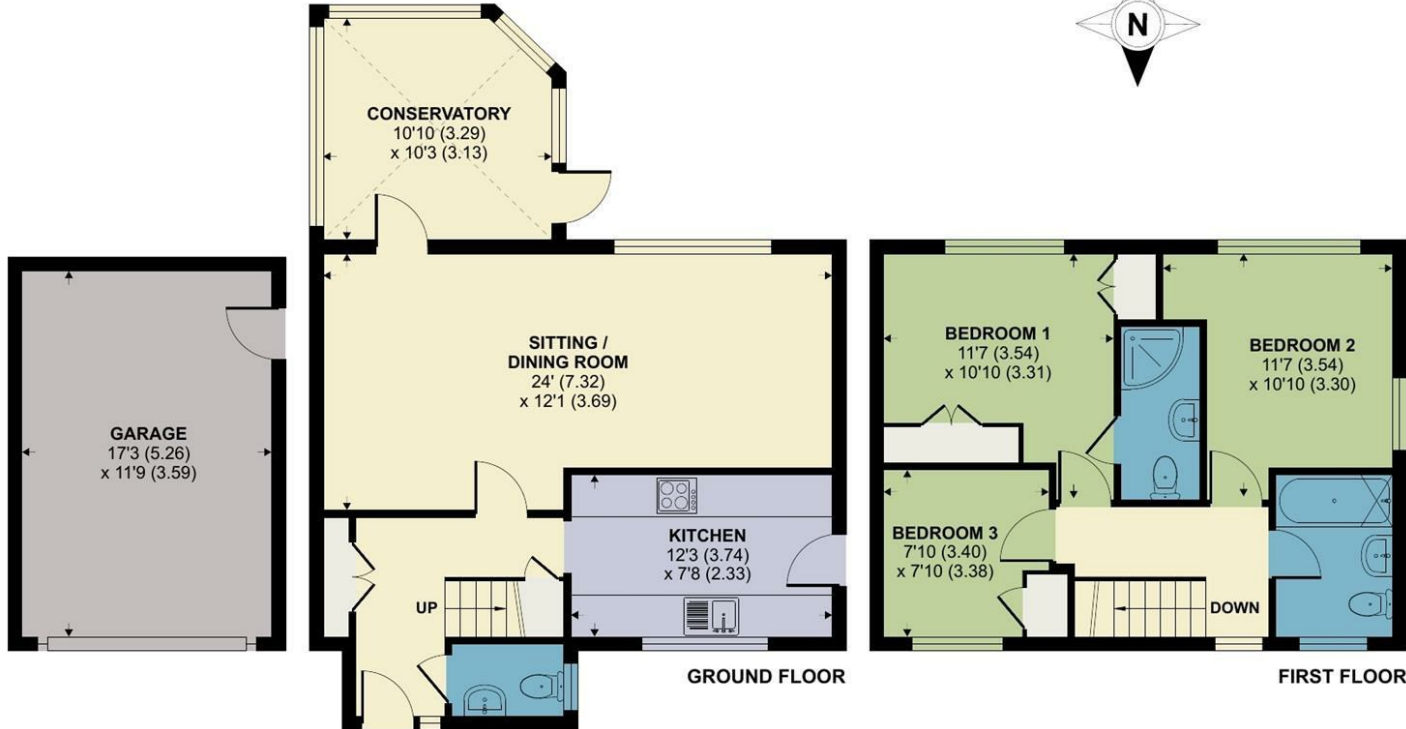
Cogdean Way, Wimborne

Approximate Area = 1020 sq ft / 94.8 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1223 sq ft / 113.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1256689



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