

Symonds  
& Sampson



# Heckford Road

Corfe Mullen, Wimborne, Dorset

# 11

Heckford Road  
Corfe Mullen  
Wimborne  
BH21 3LU



- A lovely and well located two/three bedroom, three/two reception room bungalow
  - Offered with no chain and vacant possession
    - Room to extend if required (stpp)
  - Only a short level walk from the Village Centre, shops and bus route
    - A large garden and a conservatory
      - Ample parking and a garage



Guide Price **£415,000**

Freehold

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## THE PROPERTY

A very well presented two double bedroom detached family bungalow set a few hundred meters from the main high street in the village of Corfe Mullen. The home has a large garden, a separate dining room and a large conservatory. There is potential to extend if required (stpp)

## ACCOMMODATION

Entrance hallway, two double bedrooms, a modern and well kept kitchen with a rear boot room/porch, this area could also be used as a utility room. A separate dining room (or bedroom 3), and a shower room. The sitting room is to the rear for the property and there is a large conservatory leading directly to the garden.

## OUTSIDE

A spacious brick paved frontage allows for off road parking for numerous vehicles and access to the attached single garage. To the rear there is a large garden which is extremely well kept and enjoys a pond with a bridge across coupled with high hedge borders and an array of well stocked flower beds. The remainder of the rear is mainly laid to artificial lawn. There is a good sized patio area ideal for al fresco dining, ample space either side and two very large sheds/summer houses. The garden is extremely peaceful and private.

## SITUATION

Situated in a convenient position close to shops, doctors' and dentists' surgeries. Ample amenities including a Co-op supermarket, schools including the renowned Corfe Hills, and local bus services. There are scenic walks across the Upton Heath SSSI, with views towards the backwaters of Poole Harbour. The market town of Wimborne, approximately 3 miles away, offers a wide range of amenities and the well regarded square.

## DIRECTIONS

What three words ///venues.jetting.bookshop

## SERVICES

All mains services, EPC rating - D, Council tax band - D

## MATERIAL INFORMATION

Mobile signal and internet connection is available - see Ofcom's website for more details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-94	B		
81-91	C		
69-80	D		
55-68	E		
39-54	F		
21-38	G		
Not energy efficient - higher running costs			
England & Wales		83	63

# Heckford Road, Corfe Mullen, Wimborne

Approximate Area = 1171 sq ft / 108.7 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuildings = 527 sq ft / 48.9 sq m

Total = 1836 sq ft / 170.4 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: 1361348



WIM/NW/NOV25 Revised



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