

# HEARNES

WHERE SERVICE COUNTS

Corfe Mullen, Dorset, BH21 3EX



# Corfe Mullen, Dorset, BH21 3EX

## FREEHOLD PRICE: £450,000

A superb detached family home offering three bedrooms with stunning sitting/dining room and vaulted ceiling with French doors into garden, luxury fitted kitchen and bathrooms, main bedroom with en suite shower room, garage and off road parking.

The Violet Farm is Corfe Mullen's most elegant new landmark development of 34 houses and apartments providing an eclectic mix of homes on the outskirts of Corfe Mullen.

This stunning architect designed community has been sympathetically styled within its surroundings to blend with the existing houses around Corfe Mullen. The amenities of the village are in close proximity offering a range of shops, doctor and dental surgeries, leisure facilities, and sought after schools.

The thriving town of Wimborne is approximately two miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and cafes.

Violet Farm provides an exceptional opportunity for purchasers to acquire a new home or investment.

These superb homes are finished to a high specification including fully tiled contemporary family bathrooms and en suites, locally sourced bespoke kitchens with high quality fitted appliances, under floor heating to ground floors and radiators to first floors, air source heating, UPVC windows and French doors.

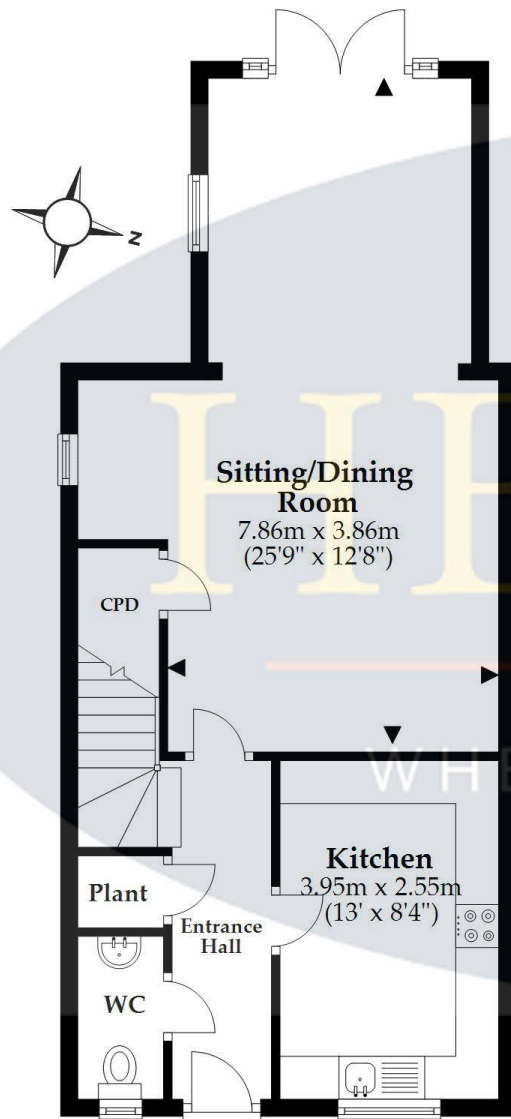
The development is set in a cul de sac location with each house having a patio area and secure storage in the gardens.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



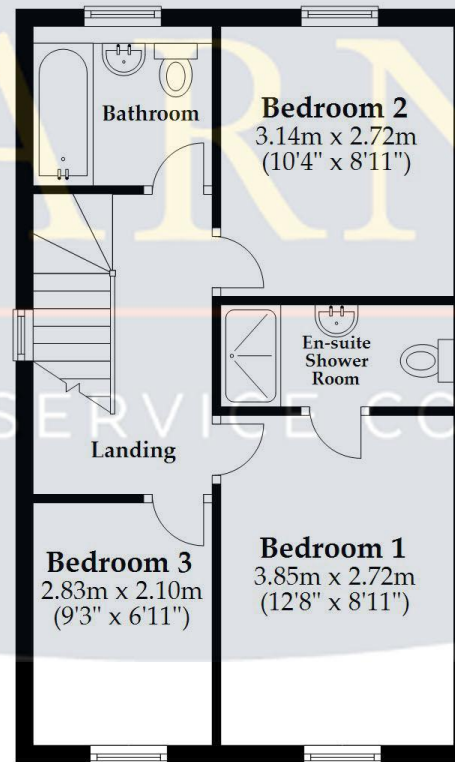
## Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



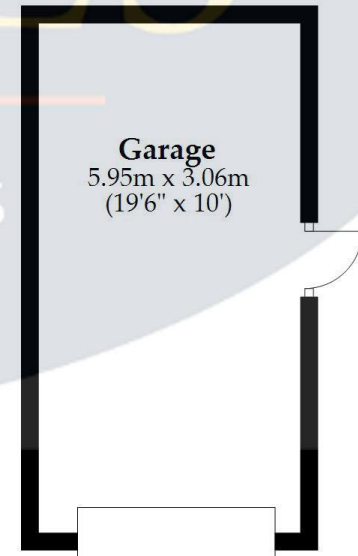
## First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



## Garage

Approx. 18.2 sq. metres (196.0 sq. feet)



Total area: approx. 111.4 sq. metres (1198.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



**LJT SURVEYING**

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD





UNDER  
FLOOR  
HEATING TO  
GROUND  
FLOOR



GARDEN SHED  
& AIR SOURCE  
HEAT PUMP  
INCLUDED



FULLY-LAID  
LAWN  
INCLUDED  
ALONG WITH  
OUTSIDE TAP



BOSCH  
MICROWAVE  
& OVEN  
INCLUDED

INTEGRATED  
DISHWASHER,  
WASHER/  
DRYER, FRIDGE  
FREEZER  
INCLUDED

QUARTZ  
WORKTOPS  
INCLUDED