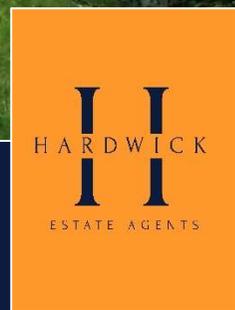




105 Hillside Road  
Corfe Mullen, BH21 3SB



A surprisingly spacious, well presented 4 bedroom, 2 bathroom detached home with superb far reaching westerly facing views.

- Sitting/dining room with a wood burner
- Open plan kitchen/breakfast room
- Sun terrace/balcony
- Main bedroom with en-suite
- 3 further bedrooms
- Modern 4 piece family bathroom
- Utility cupboard
- Driveway parking & garage
- Westerly facing garden
- Versatile accommodation
- Gas central heating

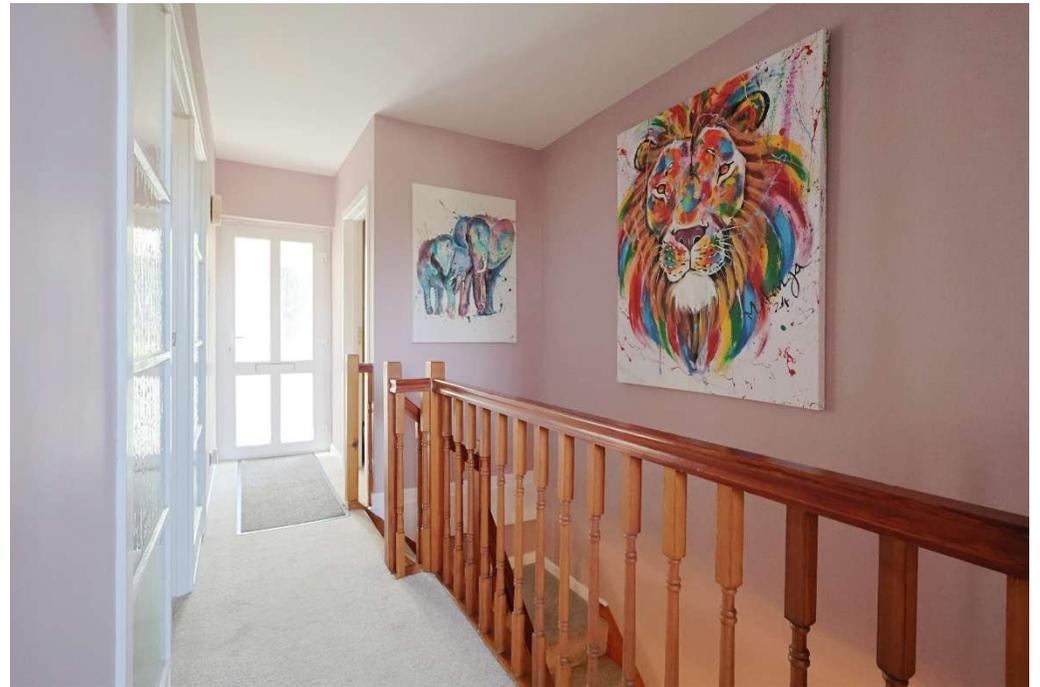
**ASKING PRICE:**

£500,000 (Freehold)

**EPC RATING:**

Band - D







Set in a desirable position within Corfe Mullen, the property is a surprisingly spacious, well presented and well maintained four-bedroom detached home, thoughtfully designed with a distinctive “upside down” layout to make the most of its far-reaching, rural westerly views.

The accommodation is arranged to maximise light and outlook, with the main living space situated on the upper ground floor. Upon entering, a welcoming entrance porch leads into a hallway with stairs descending to the lower ground floor. The spacious dual aspect sitting/dining room is a particular feature of the home, enjoying an abundance of natural light along with sliding patio doors opening onto a balcony—perfectly positioned to take in the open views and evening sunsets. A feature fireplace with inset wood burner creates a cosy focal point. The kitchen/breakfast room is fitted with a range of base and eye level units, complemented by a built-in double oven and gas hob, with additional space for further white goods. An airing cupboard and internal access to the garage add to the practicality of this level.

On the lower ground floor, a generous hallway provides access to all bedrooms and includes a large walk-in utility cupboard. The main bedroom is well appointed with a comprehensive range of fitted furniture and benefits from an en-suite shower room. There are three further bedrooms, all served by a modern family bathroom fitted with a WC, wash basin, bath and bidet.



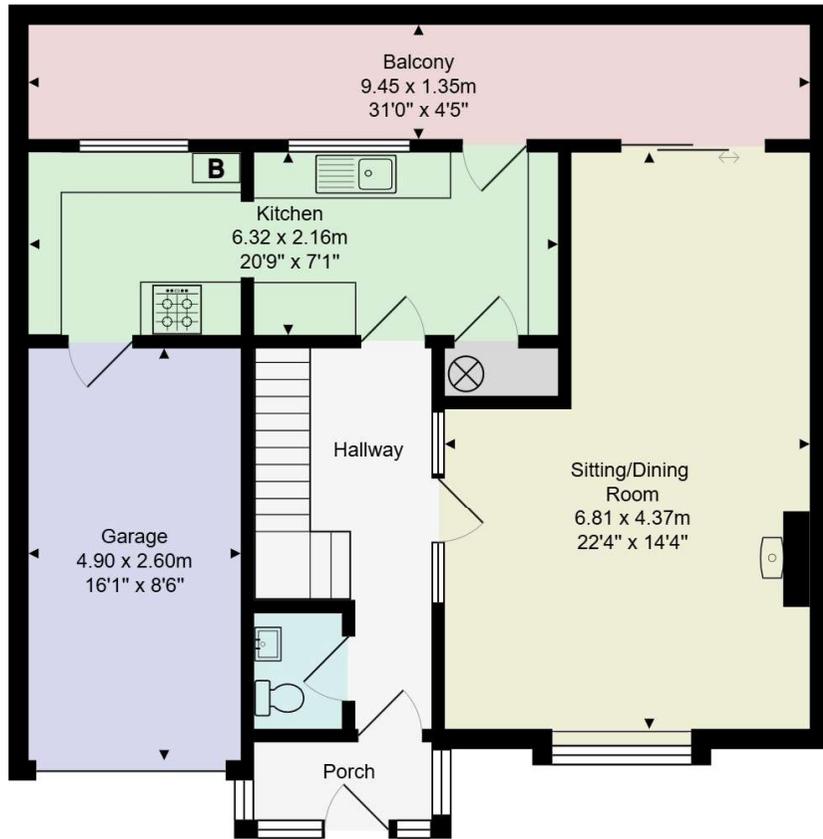
Externally, the property continues to impress. To the front, there is driveway parking leading to the garage, which is fitted with an electric roller door, alongside a lawned garden with established planted borders. A side pathway with gated access leads around to the rear garden, where steps descend to a generous patio area—ideal for outdoor entertaining—along with a lawn and further well-stocked borders.

#### **Location**

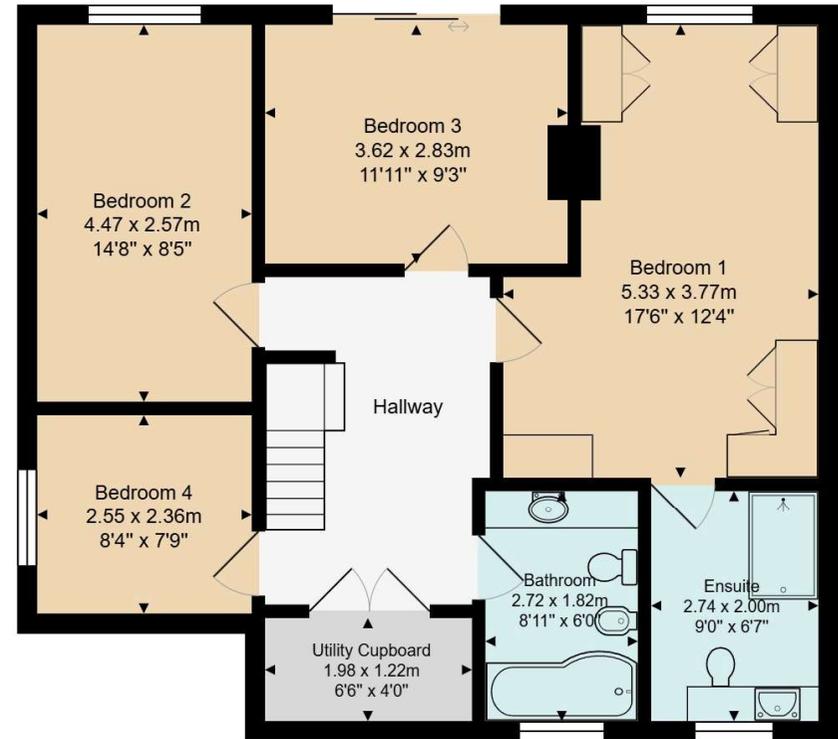
Corfe Mullen is a highly sought-after village offering a strong sense of community alongside excellent local amenities. These include a range of shops, supermarkets, cafes and pubs, as well as well-regarded schooling for all ages. The nearby towns of Wimborne Minster and Broadstone provide additional shopping, dining and leisure facilities, while the area is well placed for access to Poole, Bournemouth and the wider Dorset countryside.

#### **Additional Information**

Council tax band: E



Ground Floor  
Area: approx 81.8 m<sup>2</sup> ... 880 ft<sup>2</sup>



Lower Ground Floor  
Area: approx 73.8 m<sup>2</sup> ... 795 ft<sup>2</sup>

Total Area: approx (including garage) 155.6 m<sup>2</sup> ... 1675 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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