

108 Wareham Road, Corfe Mullen BH21 3LH

An exceptional and individual four double bedroom family home enjoying generous living accommodation, all finished to a very high standard with far reaching views over Corfe Mullen and standing in a plot of approximately a fifth of an acre. Offered for sale with No Forward Chain.

EPC: 69 Council Tax Band: E Price: £875,000

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Key Features

- SUPERBLY PRESENTED THROUGHOUT
- GENEROUS KITCHEN/FAMILY ROOM
- LARGE LOUNGE WITH BI-FOLD DOORS
- STUDY & UTILITY ROOM
- FOUR BEDROOMS (TWO EN-SUITE)
- NO CHAIN
- DRESSING ROOM & SUPERB FAMILY BATHROOM
- ELECTRIC GATES, DRIVEWAY & GARAGE
- REAR ACCESS WITH ADDITIONAL PARKING
- CONTEMPORARY LANDSCAPED REAR GARDEN WITH WESTERLY ASPECT & FAR REACHING VIEWS
- MUST BE VIEWED TO FULLY APPRECIATE

The Property

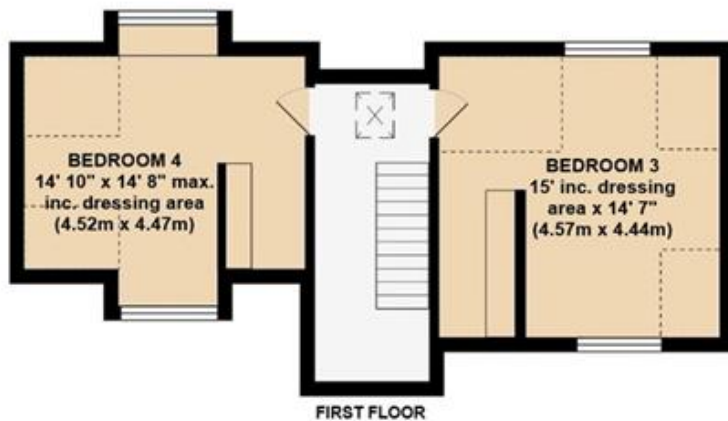
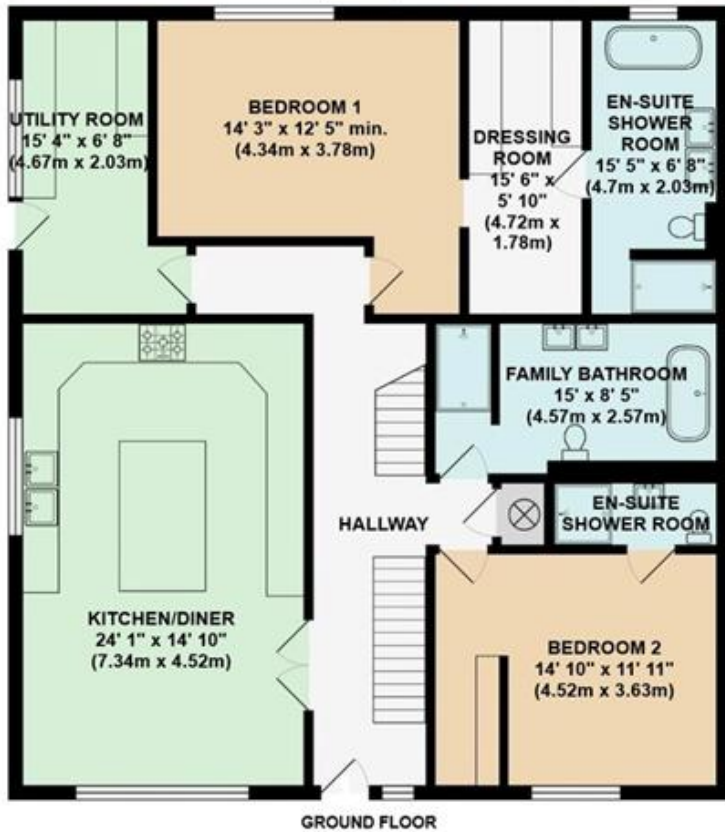
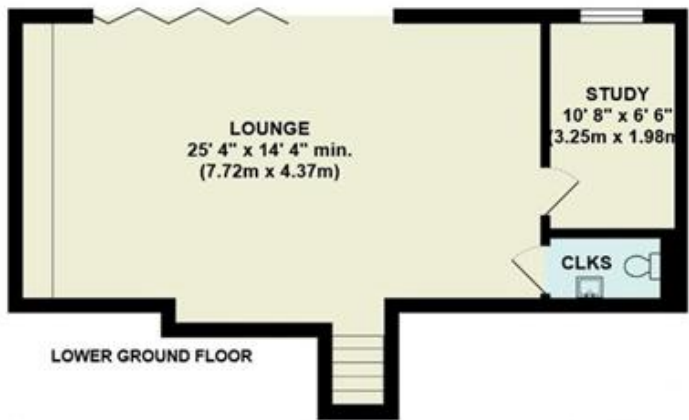
This superb contemporary home, which must be viewed to be fully appreciated, is situated in the heart of the village of Corfe Mullen within walking distance of popular schooling for all age groups, and many local amenities including shops, doctors and dentists and a private health club. Within a short drive is Castle Court Preparatory School and also Poole and Parkstone Grammar Schools.

The accommodation comprises of an impressive reception hall leading to a large kitchen/dining/family room. There is then a utility room, a master bedroom suite with dressing room and luxury bathroom, a second bedroom with en-suite shower room and an impressive main bathroom. A staircase leads to the

lower ground floor where the lovely sitting room with media wall and bi-fold doors open onto the rear gardens and there is a study and cloakroom. To the first floor there are two further double bedrooms, both with walk-in wardrobes.

Electric gates at the front of the property lead onto the driveway and the garage, and there is access to the rear providing further parking space for a boat or caravan. The rear gardens have been attractively arranged with large sun terraces and an area of lawn, all enjoying a sunny westerly aspect and far reaching views.

The property has the benefit of CCTV and a full alarm system.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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