

Little Thatch  
Wimborne Road  
Corfe Mullen  
Wimborne BH21 3DY

Price **£700,000** Freehold



A CHARMING AND VERY CHARACTERFUL THATCHED COTTAGE OFFERING FOUR BEDROOMS, THREE RECEPTION ROOMS AND THREE BATHROOMS SET ON A SIZEABLE PLOT. VENDOR SUITED.



- \* LIVING ROOM 17' X 12'2" (5.18m x 3.71m)**
- \* DINING ROOM 12'11" X 10'2" (3.69m x 3.10m)**
- \* KITCHEN 13'4 X 13'5" (4.08m x 4.11m)**
- \* UTILITY ROOM 6'3" X 5'3" (1.92m x 1.61m)**
- \* SITTING ROOM 20'3" X 9'3" (6.18m x 2.83m)**
- \* STUDY/DRESSING ROOM 10'8" X 8'7" (3.29m x 2.65m)**
- \* BEDROOM ONE 12'3" X 10'11" (3.74m x 3.08m)**
- \* EN SUITE BATHROOM 6'1" X 5'9" (1.85m x 1.79m)**
- \* FAMILY BATHROOM 13' MAXIMUM X 4'9" (3.96m x 1.49m)**
- \* STAIRS RISING TO THE FIRST FLOOR FROM THE LIVING ROOM**
  - \* BEDROOM TWO 13'3" X 11'11" (4.05m x 3.35m)**
  - \* BEDROOM THREE 13'5" X 10'6" (4.11m x 3.23m)**
  - \* BEDROOM FOUR 9'11 X 9'9" (2.77m x 3.01m)**
  - \* SHOWER ROOM 7'8" X 4' (2.37m x 1.21m)**
  - \* LEAN TO WORKSHOP AND OUTSIDE BAR**
- \* PART DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**
- \* AMPLE OFF ROAD PARKING AND SIZEABLE PLOT**











**ABOUT THIS PROPERTY**

Hard wood front door leads into the sitting room which has feature beams and fireplace with stone hearth and surround, understairs storage cupboard and brick built wood store. The dining room has a feature gas woodburner with exposed beams and raised tiled hearth, built in cupboard, door and window to the front garden and inset spotlighting. The kitchen has a range of wall mounted and base storage cupboards and drawers, double sink with mixer tap, integrated appliances to include dishwasher, full height fridge and full height freezer and six ring burner Smeg oven with dual ovens and extractor fan above, breakfast bar with feature integrated TV, wood block worksurfaces and window overlooking the rear garden. The utility room has built in storage cupboards, integrated washing machine, integrated tumble dryer, integrated gas combination boiler, wood block worksurface and stable door to the rear garden. The living room has dual aspect windows to front and side, feature gas woodburning stove with beam and raised tiled hearth and feature ceiling beams. The study has fitted shelving with double opening doors to the garden.

The ground floor bedroom one has fitted wardrobes and drawers and windows overlooking the garden. Door leads to the en suite bathroom comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, P shaped bath with shower screen and overhead rain shower, extractor fan, fully tiled walls and floor and wall mounted heated towel rail. The ground floor bathroom comprises low level flush WC, claw footed bath tub with mixer tap and shower attachment, wash basin with mixer tap and vanity unit beneath, beamed ceiling, wall mounted heated towel rail and radiator, fitted mirror, extractor fan, built in storage cupboard, part tiled walls and tiled floor. Stairs lead from the sitting room to the first floor landing which has access to loft space. Bedroom two has built in wardrobes. Bedroom three has walk in wardrobe. Bedroom four has sloped ceiling. The shower room has low level flush WC, wash basin with mixer tap and vanity unit beneath, tiled shower cubicle, wall mounted heated towel rail and radiator, fully tiled walls and flooring and extractor fan.

Outside, the front garden is laid to lawn with mature shrubs, herbaceous borders and summer house. There is a pea shingle driveway providing off road parking for numerous vehicles accessed via a five bar gate. The rear garden is laid to lawn with mature shrub and herbaceous borders. Feature covered patio area. Office and greenhouse. Timber gate to the off road parking area. Feature outdoor bar with power and light. Attractive decked seating area with pizza oven.







**DIRECTIONS:**

From The Broadway proceed the Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left. At the Windgreen roundabout turn right into Lockyers Road and at the next roundabout take the second exit into Wimborne Road.

**COUNCIL TAX:** Band E Dorset Council

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R2005**