



Christopher
Batten

in association with

Winkworth

Little Orchard, Broadmoor Road, Corfe Mullen,
Wimborne, Dorset, BH21 3RB

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A stunning detached period
cottage nestled in lovingly kept
grounds of just over 2 acres, in
the beautiful rural outskirts of
Corfe Mullen, about 3 miles from
Wimborne town centre.

GUIDE PRICE:
£1,250,000-£1,350,000
FREEHOLD

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No expense has been spared in creating an impressive family home, tastefully and immaculately presented throughout, in keeping with its historic origins.

The house is connected to mains electricity and water, and has private septic tank drainage, and UPVC double glazed windows and doors. 2 separate boilers provide the oil fired central heating.

The original mid-section of Little Orchard is of cob construction and is believed to date back to the 18th century, and 2 cavity extensions were added in later years. The major part of the roof is thatched with water reed, and the western extension has a roof of small plain tiles.

EPC: Band E

COUNCIL TAX: Band G

Directions: From Wimborne, proceed west on the A31 towards Dorchester. Just past the alpaca rescue centre on the left, turn left, signposted to Corfe Mullen, and turn immediately right into Knoll Lane. Follow the lane for some distance, passing the right hand turning to Red Lane, Castle Court School on the left, and Rushall Lane on the right. Just beyond the Atkins Cross fingerpost sign, the entrance to Little Orchard can be found on the left hand side.



The introduction to this picturesque cottage takes place in a dado panelled entrance hall. A lovely slate floor continues throughout much of the ground floor.

A walkway leads to a superb, contemporary kitchen/breakfast room featuring double doors to the garden, a comprehensive range of units, quartz work surfaces, circular sink, twin AEG fan ovens, circular touch-control induction hob, extractor, and integrated fridge, freezer and dishwasher.

The kitchen is complemented by a utility/cloak-room with WC, wash basin, Worcester oil central heating boiler and space for white goods.

The charming sitting room brims with character in its wealth of exposed beams and timbers and inglenook fireplace (with wood burner.)

A secondary staircase to the first floor can be found in the inner hall, and 2 steps lead up to the principal sitting room which features a brick fireplace (with bressummer beam and wood burner) and casement doors to a vestibule (with doors to outside.) There is also a study (currently used as a store room.)

The primary staircase leads to an L-shaped landing with loft access.







Bedroom 3 has an excellent range of wardrobes and a superb view over the rear garden, and there is a fully tiled family bath/shower room.

Bedroom 2, which is currently used as a cinema room has exposed A-frame timbers and fitted wardrobes.

From a semi-galleried second landing (with exposed timbers), steps lead to the stunning principal bedroom suite which has been formed from 2 bedrooms and offers superb, dual aspect views over the gardens. The former 4th bedroom is now a comprehensively fitted dressing room, and there is a spacious en suite shower room.

Double gates from Waterloo Road lead to a large tarmac driveway providing parking for numerous vehicles and leading to a large gabled garage with light and power.

From Broadmoor Road, an electric 5-bar gate leads into a courtyard with excellent further parking space.

Stretching out in front of the cottage are large, flat, beautifully kept lawns flanked by mixed hedges and interspersed with an abundance of planting including azalea, rhododendron, laurel, fruit trees and mature oaks (without preservation orders.)



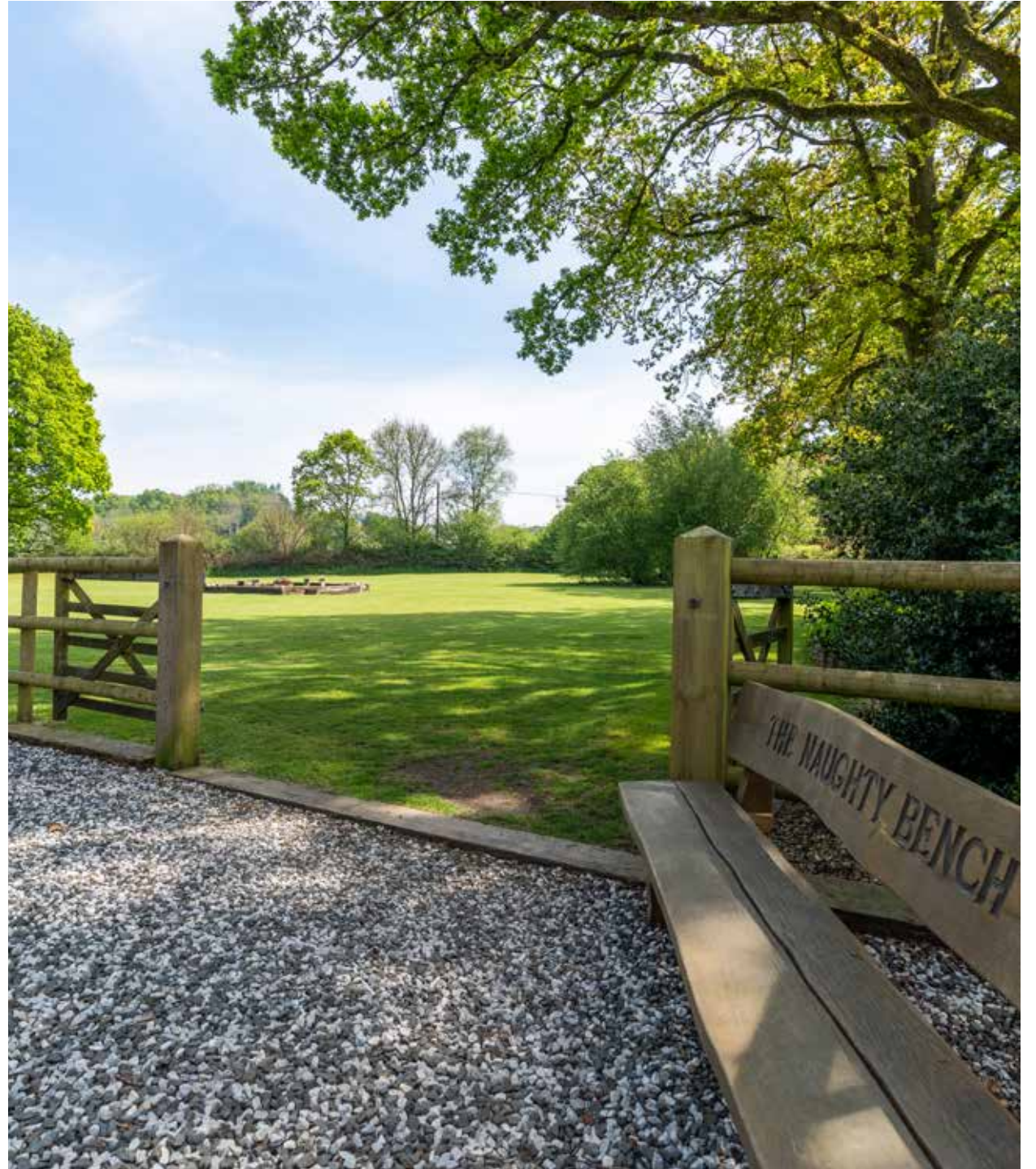
Stone terraces and pathways meander around the house, and one of the porches is adorned with climbing roses. A charming shepherd's hut and a brick well (with tiled canopy) add to the rural ambience.

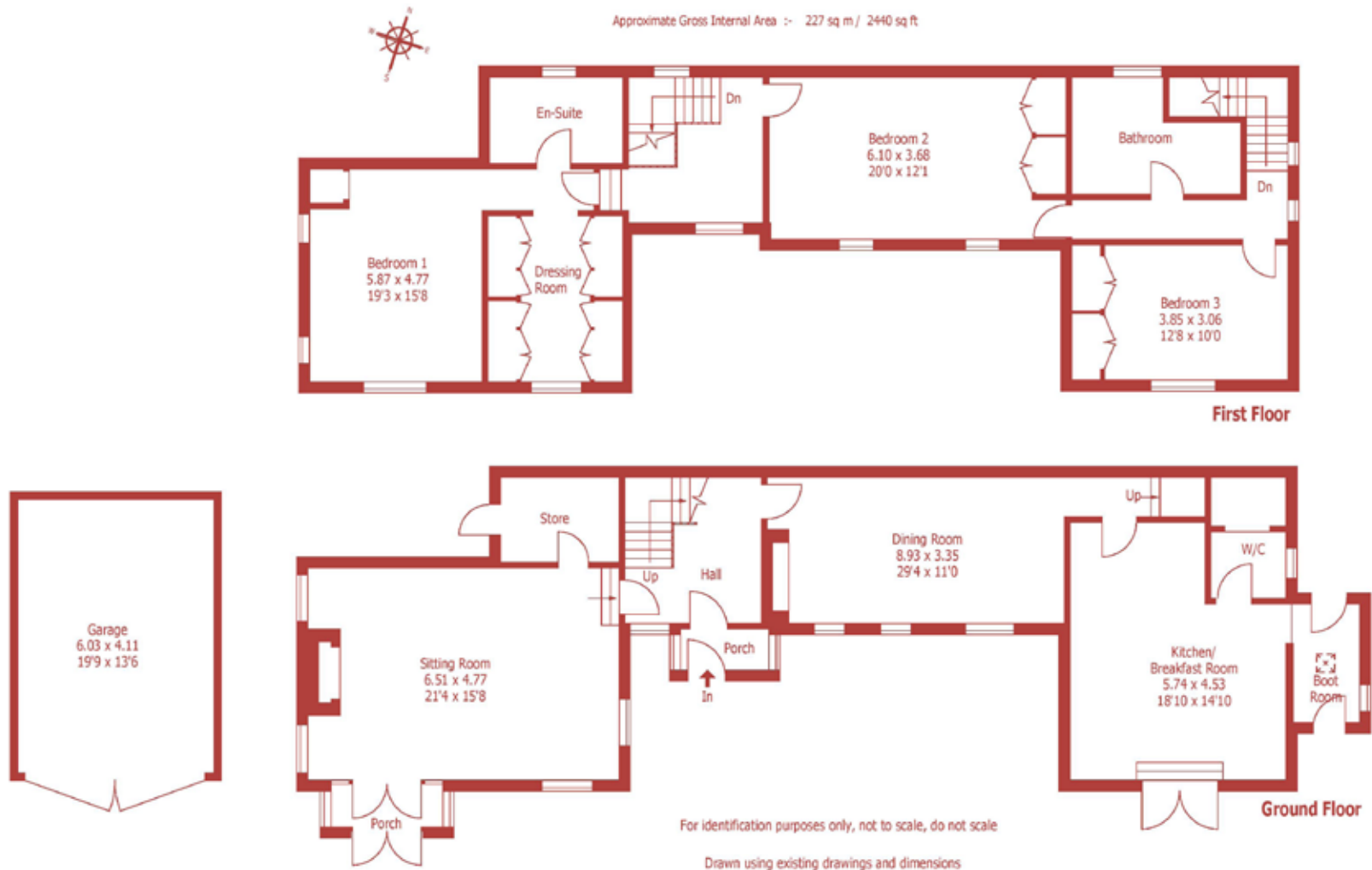
An avenue of birch trees leads to a greenhouse and compost area, and there is a large grassed paddock enclosed by a mixed treeline and laid hedges, featuring a central firepit surrounded by raised sleepers.

Corfe Mullen provides a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, a health practice and local bus services. The market town of Wimborne, approximately 3 miles away, offers a wide range of shops and amenities, and the coastal town of Poole, which has a mainline rail link to London Waterloo, is within about 20 minutes' drive.









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