



Laurel House  
162a Springdale Road  
Corfe Mullen, Wimborne  
Dorset, BH21 3QN

A beautifully presented, modern 4 bedroom detached house looking directly onto Upton Heath Nature Reserve and within half a mile of the centre of Corfe Mullen.

ASKING PRICE: £575,000  
FREEHOLD

Christopher  
**Batten** in association with **Winkworth**





Built to a high specification in 2005, the property offers deceptively spacious accommodation which benefits from gas central heating and UPVC double glazing, an integral garage and parking for 5 vehicles. It stands in a non-estate location offering scenic walks across Upton Heath SSSI and a short, level walk to local shops.

An integral entrance porch leads to a spacious reception hall with under stairs cupboard, personal door to the garage, and a cloakroom.

The dual aspect sitting room features a wood burning stove, and double glazed doors to the rear garden. Further double doors lead to a dining room.



 2  4  2



The spacious kitchen/breakfast room has an excellent range of units and worktops, integrated AEG gas hob, extractor, electric double oven, fridge-freezer, space and plumbing for washing machine and dishwasher, and a door to outside.

From the hall, stairs lead to a galleried first floor landing with timber flooring and double airing cupboard (with Ariston pressurised hot water cylinder.)



Bedroom 1 has a walk-in closet and an en suite shower room with a skylight.

Bedroom 2 is a spacious room with wardrobes and loft access.

Bedroom 3 has fitted wardrobes and cupboards and a skylight, and bedroom 4 has a skylight.

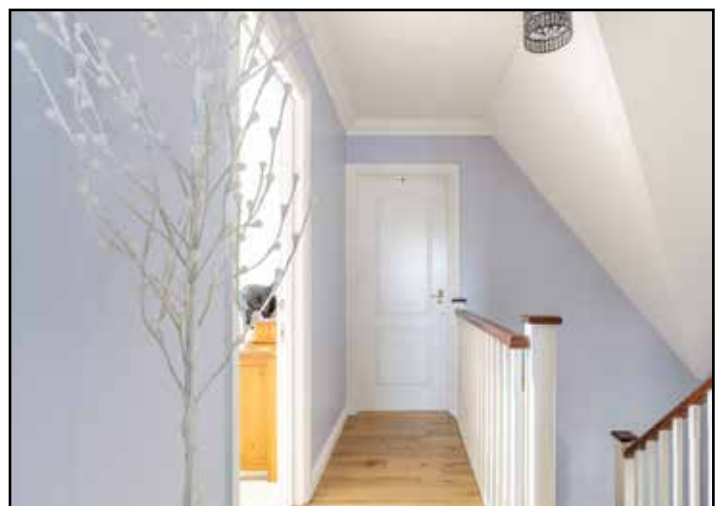


There is also a family bathroom.

A neatly maintained laurel hedge screens the property. There are tarmac and block paved parking areas, and an integral garage with up-and-over door, rear door, lighting, power points and Worcester gas boiler.

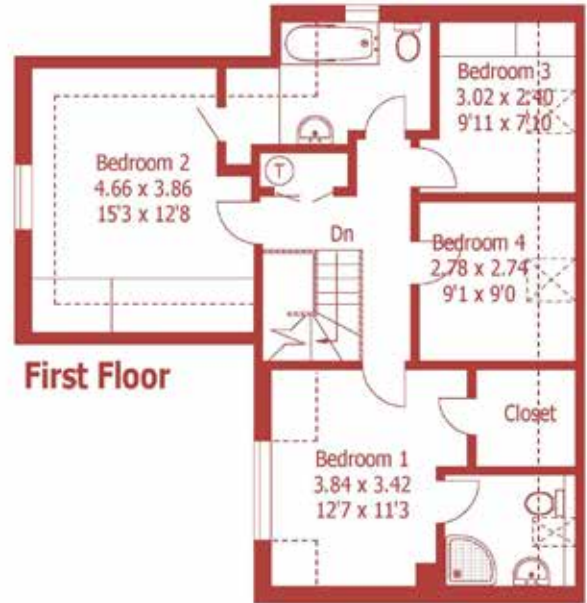
Gates at either side of the house lead to side and rear gardens which are nicely enclosed, affording privacy, and have a patio, a flat lawn and a range of shrubs.

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. There are scenic walks across the Upton Heath SSSI, which offers outstanding views towards the backwaters of Poole Harbour.



Approximate Gross Internal Area :- 159 sq mt / 1720 sq ft

 = Reduced headroom below 1.5 mt / 5'0



For identification purposes only, not to scale, do not scale



**DISCLAIMER:**

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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.

Directions: From The Broadway in the centre of Broadstone, proceed to the roundabout at the junction with Broadstone Way and Dunyeats Road. Take the third exit into Higher Blandford Road and proceed to the traffic lights. Turn left into Springdale Road and proceed up the hill, passing Julia's House on the left. Number 162a can be found on the right hand side, just past the turning to Ivor Road.

Council Tax: Band E

EPC Rating: Band C







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