



Whinchats, 88 Wimborne Road,  
Corfe Mullen, Wimborne, Dorset,  
BH21 3EA

A beautifully presented and  
deceptively spacious 5 bedroom  
detached family house, extended  
and refurbished to provide  
over 2500ft<sup>2</sup> of light, airy,  
contemporary style  
accommodation.

ASKING PRICE: £825,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



Standing in an established, non-estate location, with a large rear garden adjoining Happy Bottom nature reserve, the property has undergone a major programme of modernisation and is stylishly presented throughout.

Features include a superb, open plan kitchen/dining/family room with bifold doors to the rear garden, a spacious separate sitting room with a wood burner, 5 first floor double bedrooms including an impressive principal suite with en suite dressing room and shower room, a luxury family bath/shower room, gas central heating, recently fitted double glazing, Karndean flooring to the ground floor, off road parking, and a large integral garage/workshop (with electric roller door.)



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An entrance lobby (with Karndean flooring and a coat/shoe area) leads to a reception hall with Karndean flooring. There is a spacious sitting room with wood burner, LVT flooring, and an attractive bay window to the front.

Across the rear of the house there is a superb open plan kitchen/dining/family area with powder-coated aluminium bifold doors to the rear garden.



The kitchen comprises an extensive range of units and quartz worktops, matching up-stands, polished porcelain tiled floor, large island/breakfast bar with Belfast sink (with Grohe boiling water tap and integrated wine chiller), integrated dishwasher, space for American style fridge-freezer and range cooker (both of which are available by separate negotiation), under stairs cupboard, and personal door to the garage.



The adjacent utility room has a Worcester gas boiler, space and plumbing for washing machine, and door to the ground floor cloakroom.

There is an L-shaped first floor landing with airing cupboard (housing the power shower pump), and a retractable ladder to the part boarded loft space (with fitted light.)

The stunning principal bedroom suite comprises a beautifully proportioned bedroom with glazed doors to a Juliet balcony, an en suite dressing room and a fully tiled en suite shower room. There are 4 further spacious bedrooms, one of which has a built-in cupboard, and a large luxury family bath/shower room.

A gravel driveway provides off road parking and leads to an integral garage/workshop (with electric roller door, side window, lighting and power points.)







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The rear garden, which adjoins Happy Bottom nature reserve and looks onto a wooded area, affords a large degree of privacy. It features a large lawn, a gravelled seating area ideal for al fresco dining, an apple tree and a large hardstanding with electric supply suitable as the base for a home office.

Location: 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.

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 Pye Corner in Wimborne, proceed along Julians Road to the Lake Gates roundabout at the junction with the A31. Take the second exit into Wimborne Road, and proceed past the Lambs Green Inn on the left. Number 88 can be found on the left hand side, before reaching the right hand turning to Stour View Gardens.



Council Tax: Band D

EPC Rating: Band C





01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)

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