



9 Brook Lane, Corfe Mullen,  
Wimborne, Dorset, BH21 3RD

A spacious 4 bedroom split level detached chalet style property extending to just over 3,500 sq ft, with a suite of offices over the double garage, situated in a quiet, semi-rural location with far reaching views towards Badbury Rings.

ASKING PRICE: £749,950  
FREEHOLD

Christopher  
**Batten**

in association with

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This individual home was built to a high standard of specification in 1982 and was extended above the garage in 2001 to provide a suite of offices which could now be re-modelled to form additional living accommodation.

The large, well proportioned rooms benefit from gas central heating and mostly timber double glazed windows, and the elevated position of the property makes the most of the outstanding views across Henbury and Stoney Down Plantations and the surrounding countryside.

An integral entrance porch leads to a spacious central reception hall with laminate flooring and a large walk-in storage cupboard. There is a well proportioned lounge with a brick fireplace (and inset gas fire), a patio door to the front garden terrace, and a separate dining room.



 3
  4
  2



The modern fitted kitchen/breakfast room has a range of units, dual aspect windows, Karndean flooring, and space for fridge-freezer, cooker and dishwasher. There is a large separate utility/laundry room with Potterton gas boiler, space and plumbing for washing machine and tumble dryer, range of units, and door to the side, and a cloakroom with WC and corner wash basin.

There is a family/games room with steps leading to a suite of 3 former offices which could be adapted as extra living accommodation if required. For business use, planning permission may be required.

From the reception hall, a staircase with turned spindles leads to the first floor landing which has loft access and an airing cupboard.

Bedroom 1 has a patio door to a balcony with wrought iron balustrade and outstanding views, and a spacious en suite bath/shower room with corner bath, walk-in shower, wash basin, bidet, WC, and a door to a dressing room.



Bedroom 2 has a dual aspect and fitted wardrobes. Bedrooms 3 and 4 also have fitted wardrobes. There is a shower room which has been refitted with a walk-in shower, WC, wash basin and electric shaver point.

A block paved driveway provides ample off road parking and leads to the integral double garage which has an electric door, lighting and power points.

Brick garden walls and steps lead to a front terrace and an artificial grass lawn. Access at either side of the house leads to the terraced rear garden which has a raised seating area, artificial grass lawn, retaining walls, and steps to a raised alpine garden area with outstanding views across countryside.

Corfe Mullen's village centre is within walking distance, with its range of local shops, Co-op supermarket, schools for all age groups including Corfe Hills, and bus services connecting to Broadstone and Wimborne which both offer an excellent range of amenities, and the coastal town of Poole which has a mainline rail link to London Waterloo.





Approximate Gross Internal Area: 1,327 sq.m / 3517 sq.ft



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



**DISCLAIMER:**

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**DIRECTIONS:** From 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 up the hill, past the Lambs Green Inn. At the roundabout, take the third exit, proceeding past Lockyers School on the left. At the T-junction, turn right, and turn immediately left down Pardys Hill. At the bottom, turn left into Haywards Lane and proceed ahead. At the T-junction, turn right into Brook Lane, and the property can be found on the left hand side.

**COUNCIL TAX:** Band G      **EPC RATING:** Band D







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