



Christopher  
**Batten**

in association with

Winkworth

Wisteria Cottage, Broadmoor Road, Corfe Mullen,  
Wimborne, Dorset, BH21 3RA



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A delightful 4 bedroom detached cottage style family home standing in lovely gardens in a popular semi-rural location on the edge of Corfe Mullen, about 2.5 miles from Wimborne town centre.

PRICE GUIDE: £950,000  
FREEHOLD

COUNCIL TAX: Band F  
EPC RATING: Band D

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Built in the 1950s, the property includes 2 large reception rooms, both with wood burners, a spacious kitchen/breakfast room, a large principal bedroom suite, 3 further double bedrooms and a family bath/shower room. The detached former double garage has been converted into a large annexe/studio.

The well maintained grounds offer excellent off road parking and extend to about half an acre. The property has mains electricity and water, private drainage, and leaded timber and UPVC double glazed windows and doors.

An entrance hall/study with woodblock flooring leads to a spacious, dual aspect dining room with a brick open fireplace (with wood burner and adjacent cupboards and shelves.) The large, well proportioned, dual aspect sitting room also has a brick open fireplace with wood burner and adjacent cupboards, and glazed double doors to outside.

From the dining room, a stable door leads to the kitchen/breakfast room which features an excellent range of modern units and work surfaces, stainless steel sink, brick arch with inset Belling range cooker, integrated dishwasher, space for fridge-freezer, and double doors to outside. There is also an adjacent utility room with worktop, space for white goods, floor standing Worcester oil fired border, coat hanging area, door to outside and door to a cloakroom (with butler's sink and WC.)

From the sitting room, stairs lead to a large L-shaped first floor landing with loft access and a double airing cupboard.

Spacious principal bedroom with a comprehensive range of fitted furniture and a fully tiled en suite shower room (with shower, wash basin, WC and bidet).

There are 3 further double bedrooms, all with fitted furniture, and a spacious, fully tiled family bath/shower room with bath, shower, wash basin and WC.





Outside, electric double gates lead to a large tarmac driveway with a planted roundabout and parking for numerous vehicles.

The detached former double garage was converted about 6 years ago into a self-contained annexe/studio. It now comprises a living room/kitchen (with modern units and work surfaces, stainless steel sink, Beko electric cooker and space for fridge), a double bedroom, and an en suite shower room. Attached is a store room (with door to outside) and a garden store with a kitchen area comprising units, worktops and stainless steel sink, window and door to outside.

Between the cottage and the annexe there is a large, private Indian sandstone terrace. The main garden is enclosed by fencing, providing privacy, and includes a large, flat lawn, circular flower beds, and established trees and shrubs including cherry, apple and holly. There is a second terrace with a wisteria-draped pergola. Post-and-rail fencing and an arbour lead to a separate garden area with a gently sloping lawn and established borders, and there is an enclosed area ideal as a vegetable garden or dog pen, with 2 timber outbuildings.

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 2.5 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.

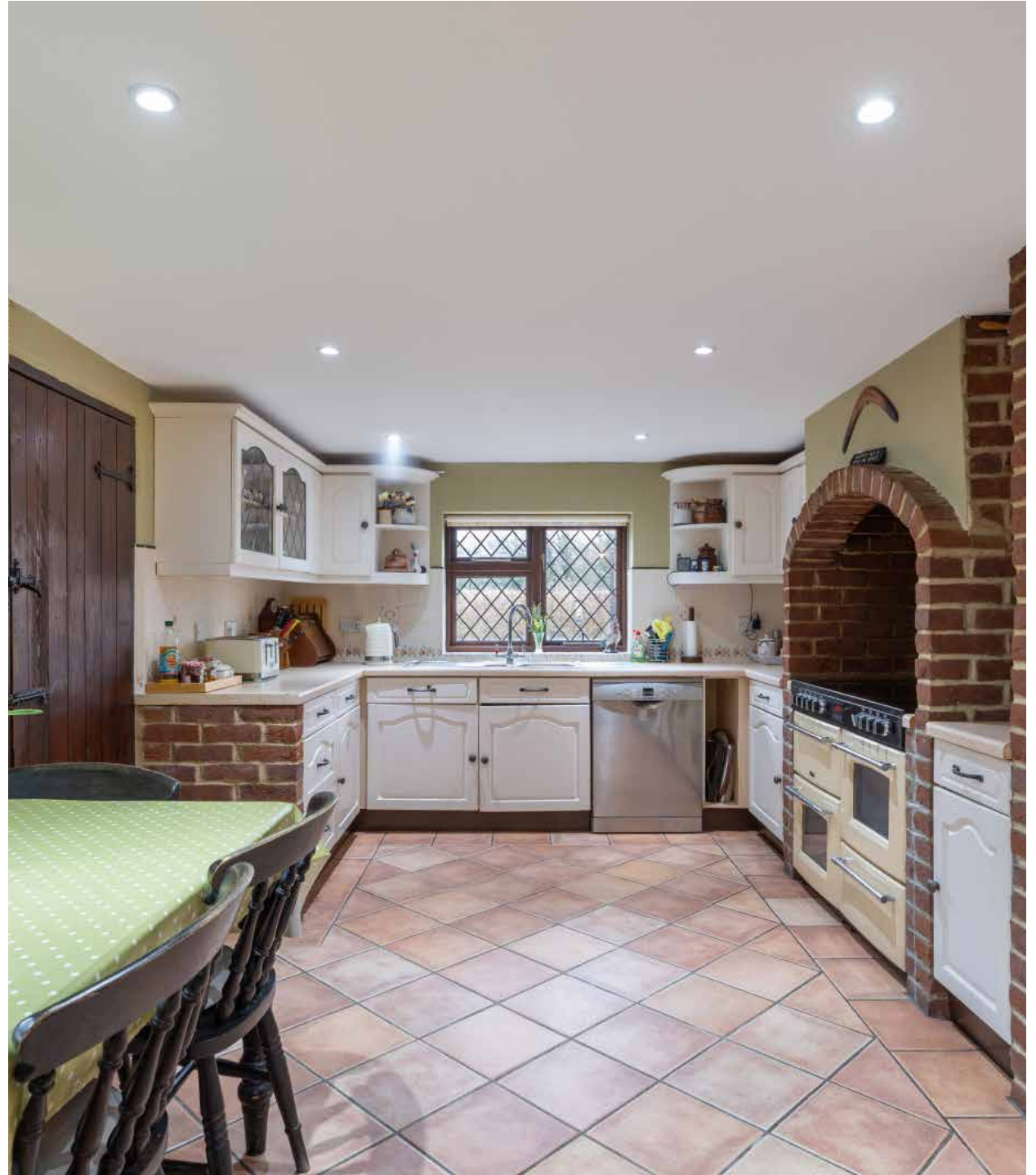
Directions: From Pye Corner in Wimborne, proceed along Julians Road to the Lake Gates roundabout, and take the second exit towards Corfe Mullen. Proceed up Wimborne Road, passing The Lambs Green Inn on the left. At the roundabout, take the third exit and continue along Wimborne Road to the T-junction with Lockyers School. Turn right, and take the next turning left, into Pardys Hill, which leads into Broadmoor Road. Wisteria Cottage can be found on the left hand side, just before the junction with Brook Lane.





























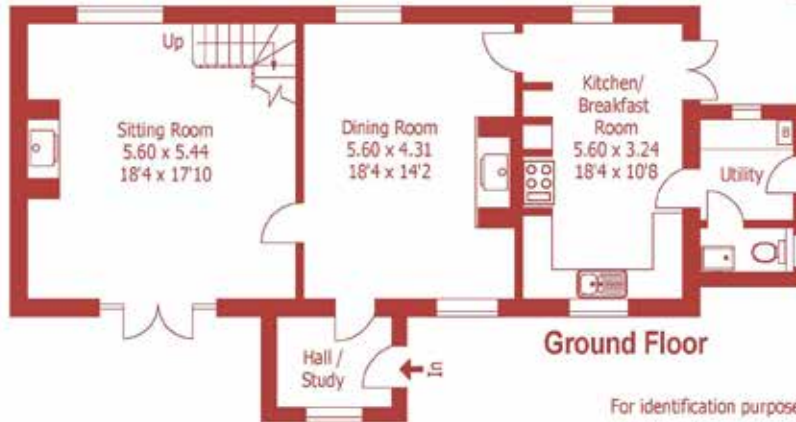
Approximate Gross Internal Area :- 161 sq mt / 1736 sq ft  
Annexe Approximate Gross Internal Area :- 33 sq mt / 359 sq ft  
Stores Approximate Gross Internal Area :- 25 sq mt / 269 sq ft



First Floor



Annexe



Ground Floor

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

**DISCLAIMER:**

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