



6 Cogdean Walk
Corfe Mullen, Wimborne
Dorset, BH21 3XB

A spacious 5 bedroom detached family house situated on the popular Cogdean development, about 1.5 miles to the southwest of Wimborne town centre.

OFFERS IN EXCESS OF: £695,000
FREEHOLD



Christopher
Batten

in association with

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Originally built in 1990 by Bovis Homes Ltd, a well known and respected national house builder, and occupied by the present owners since 2002. Traditionally built, the property has facing brick elevations with timber and herringbone brick features, under a modern concrete tiled roof with a brick chimney. It is connected to all mains services, with a gas heating system (boiler replaced in 2023). The property offers excellent family accommodation which extends to 2230 sq ft of living space, arranged over 2 floors.

The house is situated just off Cogdean Way which is considered to be a quiet location, about half a mile from local shops in Corfe Mullen.

The reception hall has a tiled floor, understairs storage cupboard, and off of which is a ground floor cloakroom.



 3  5  3



There is a double aspect lounge with a feature open fireplace (with marble inset and timber surround), tiled floor and double doors lead out to the rear garden.

The separate dining room overlooks the rear garden, with a tiled floor, and doors to the lounge and hall. There is also a ground floor study overlooking the front garden.

The spacious kitchen/breakfast room comprises an excellent range of units, polished granite working surfaces, inset sink, matching wall cabinets (with cornice and bottom pelmet finish, and concealed worktop lighting), integrated double oven and grill, integrated microwave, 4-burner gas hob, extractor, integrated dishwasher, integrated larder fridge and drawer freezer, space for an American style fridge/freezer, breakfast bar, space for table and chairs, downlighters, and door to a utility room.





The utility room has granite worktops and upstand, circular stainless steel sink, kitchen units, wall mounted gas boiler (installed in 2023), space for white goods, and a door to outside and door to a boot room (which forms part of the garage), with a door to the outside and door to garage.

A straight staircase leads to the first floor landing with access to loft and an airing cupboard.

The main bedroom is a good sized double bedroom with an excellent range of wall-to-wall, floor-to-ceiling wardrobes, en suite dressing room with an excellent range of wardrobes, and a fully tiled en suite bath/shower room comprising CORNER bath (with mixer), pedestal basin, concealed cistern low level WC, bidet, large walk-in shower (with fixed glass screens), and downlighters.



Approximate Gross Internal Area :- 208 sq m / 2230 sq ft



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



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Bedroom 2 is a large double bedroom with built-in wardrobes, and an en suite shower room with 3-piece suite. There are 3 further bedrooms, and a family bathroom comprising a modern bath (with mixer and handspray shower), pedestal basin, concealed cistern WC, and half tiled walls.

A paved driveway provides off road parking leads to an integral double garage (which a third of the garage has been sectioned off to create the boot room), with 2 up-and-over doors.

The front garden has 2 lawns, and is enclosed by established trees and shrubs.

The private rear garden is enclosed by substantial timber fencing and established trees, and in the middle of the garden, there is a sunken gazebo. There is also stone terracing ideal for pots, and an entertaining area.





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 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 at the junction with the A31. Take the second exit, into Wimborne Road, and proceed up the hill, passing the Lambs Green Inn on the left. At the roundabout, take the first exit into Cogdean Way, which connects with Cogdean Walk.

Council Tax: Band G

EPC Rating: Band D



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