



Christopher
Batten

in association with

Winkworth

The Corner House, Hare Lane, Cranborne, Dorset,

BH21 5QT

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A well presented detached country house standing in a private corner plot with a detached garage/carport/home office complex, 4/5 spacious double bedrooms and rooms opening onto the gardens, in a pleasant rural location on the outskirts of the sought after village of Cranborne.

Excellent walking, riding and cycling are close at hand, and the coast and the New Forest are within a short drive.

PRICE GUIDE: £795,000
FREEHOLD

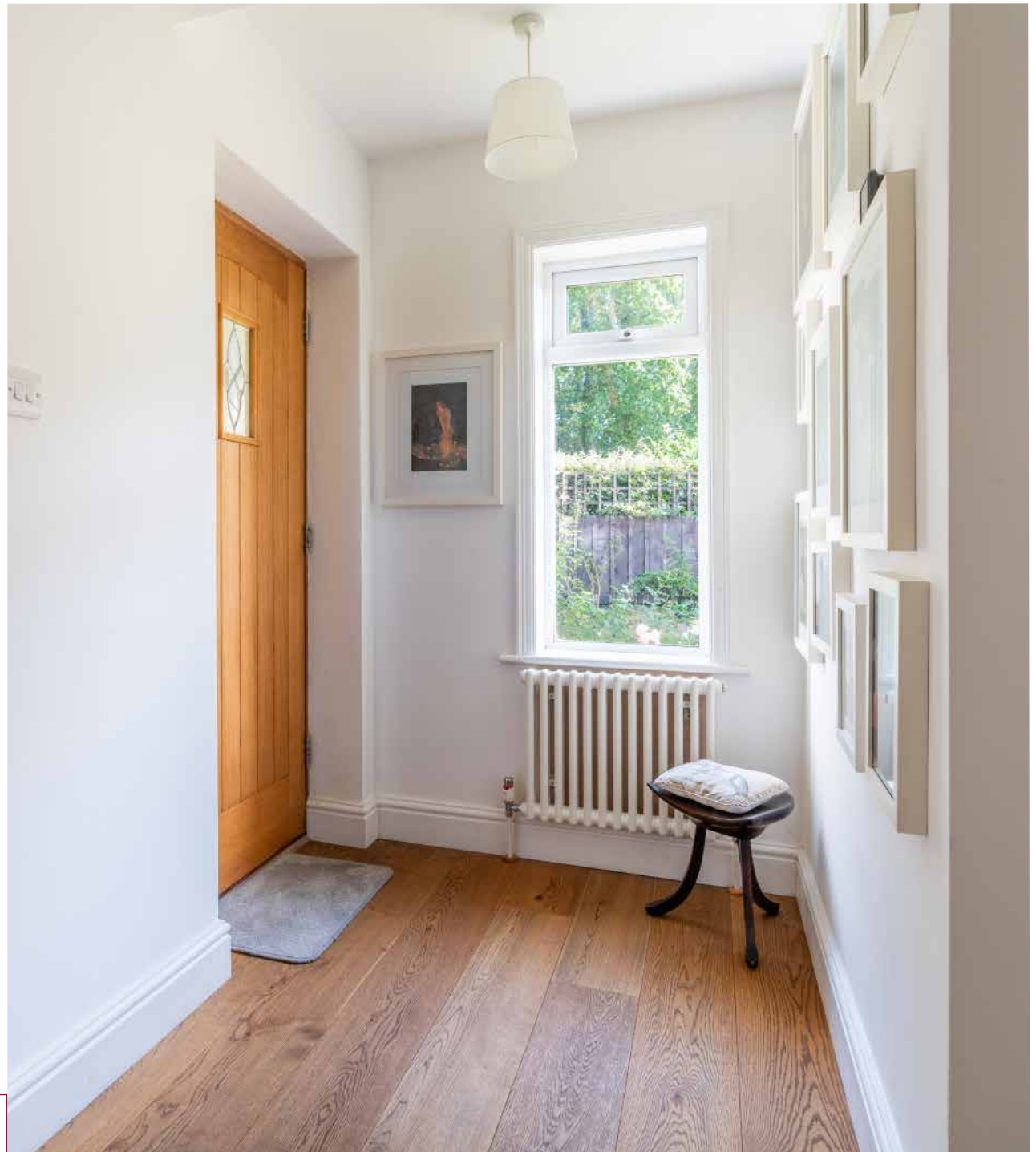
COUNCIL TAX: Band F

EPC RATING: Band D

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The house has been extended and refurbished to provide a spacious and flexible family home, and planning permission was granted in 2022 to demolish the existing garden room and add a sitting room, a dining room and a study. Planning Ref: P/HOU/2022/05049.

The property benefits from oil fired central heating, UPVC double glazing, solar panels (generating a monthly rebate of approximately £50), a recently fitted private drainage system, and Wessex Internet fibre broadband. Landscaped grounds wrap around the property, with a southerly aspect to the rear.

A covered entrance porch with timber uprights leads to a reception hall, off of which is a study/bedroom 5 (with a built-in oak wall unit), a family snug/morning room and a dual aspect sitting room featuring a log burner and French doors to the rear garden. There is also a shower room.

The spacious kitchen/breakfast room has Shaker style units, Rangemaster electric cooker, integrated dishwasher, space for American style fridge-freezer and breakfast bar. Its ceramic tiled floor continues through to the spacious dining/garden room which has exposed beams, and French doors providing views over the rear garden.



Also off the kitchen is a utility/boot room with space and plumbing for washing machine and tumble dryer, and an airing cupboard containing a pressurised hot water cylinder. A stable door leads out to a rear covered porch.

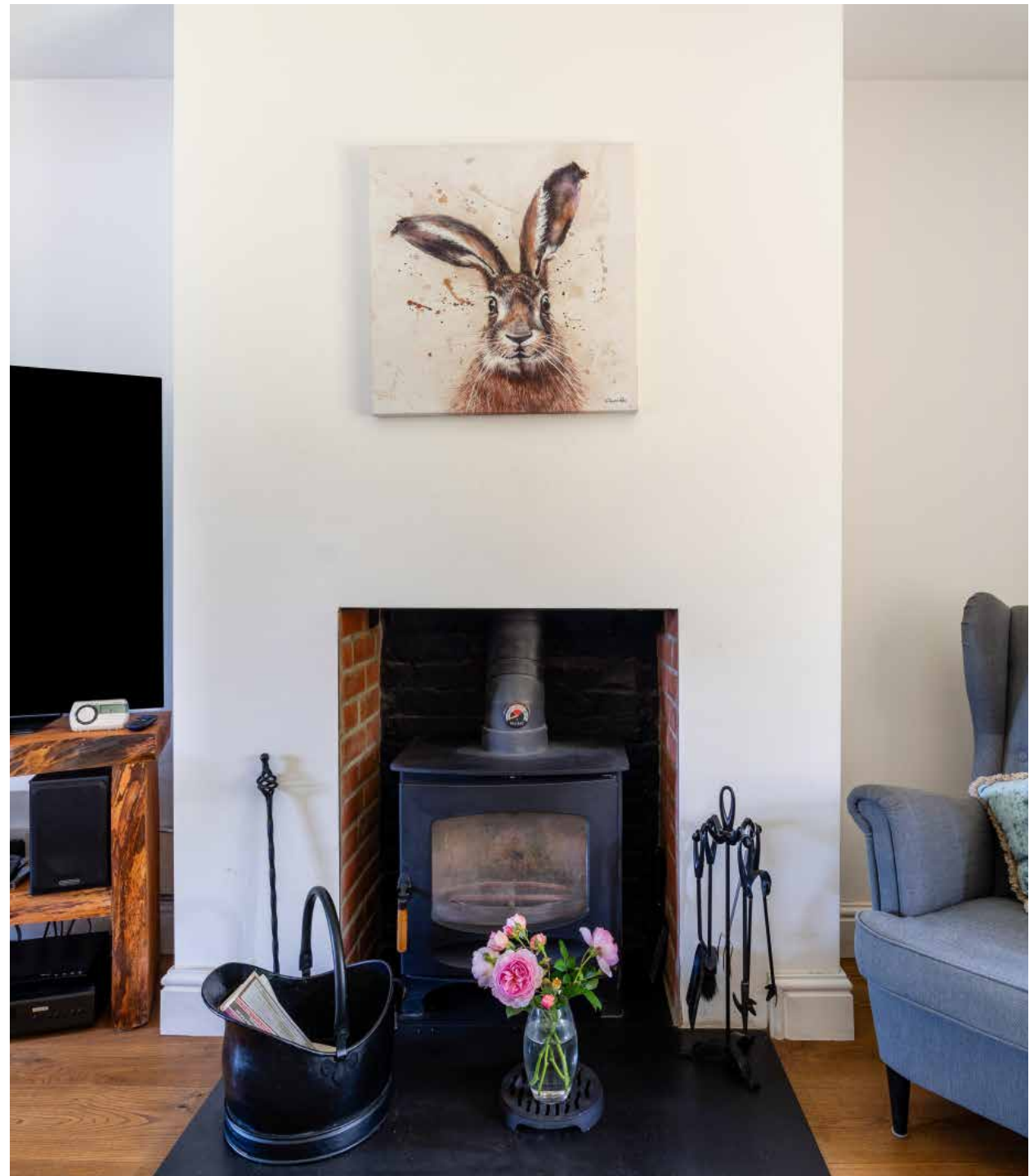
The first floor comprises 4 double bedrooms, an en suite shower room and a family bathroom. Bedroom 1 has built-in wardrobes, and bedroom 2 has a dual aspect, overlooking the neighbouring countryside.

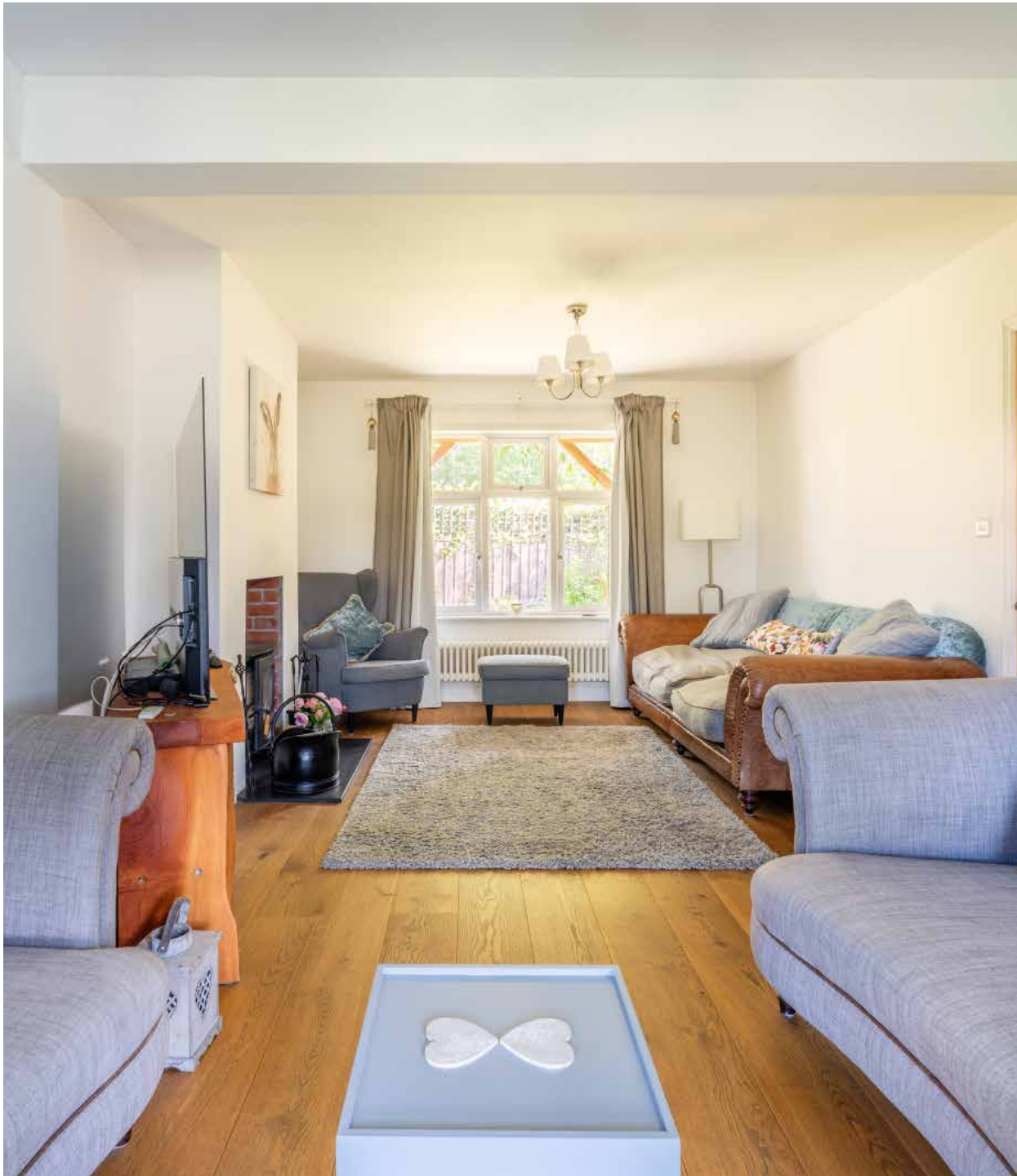
Secure metal-framed timber gates and a pedestrian gate open onto a brick paved driveway providing ample off road parking and turning space and leading to the garage/carport/office complex.

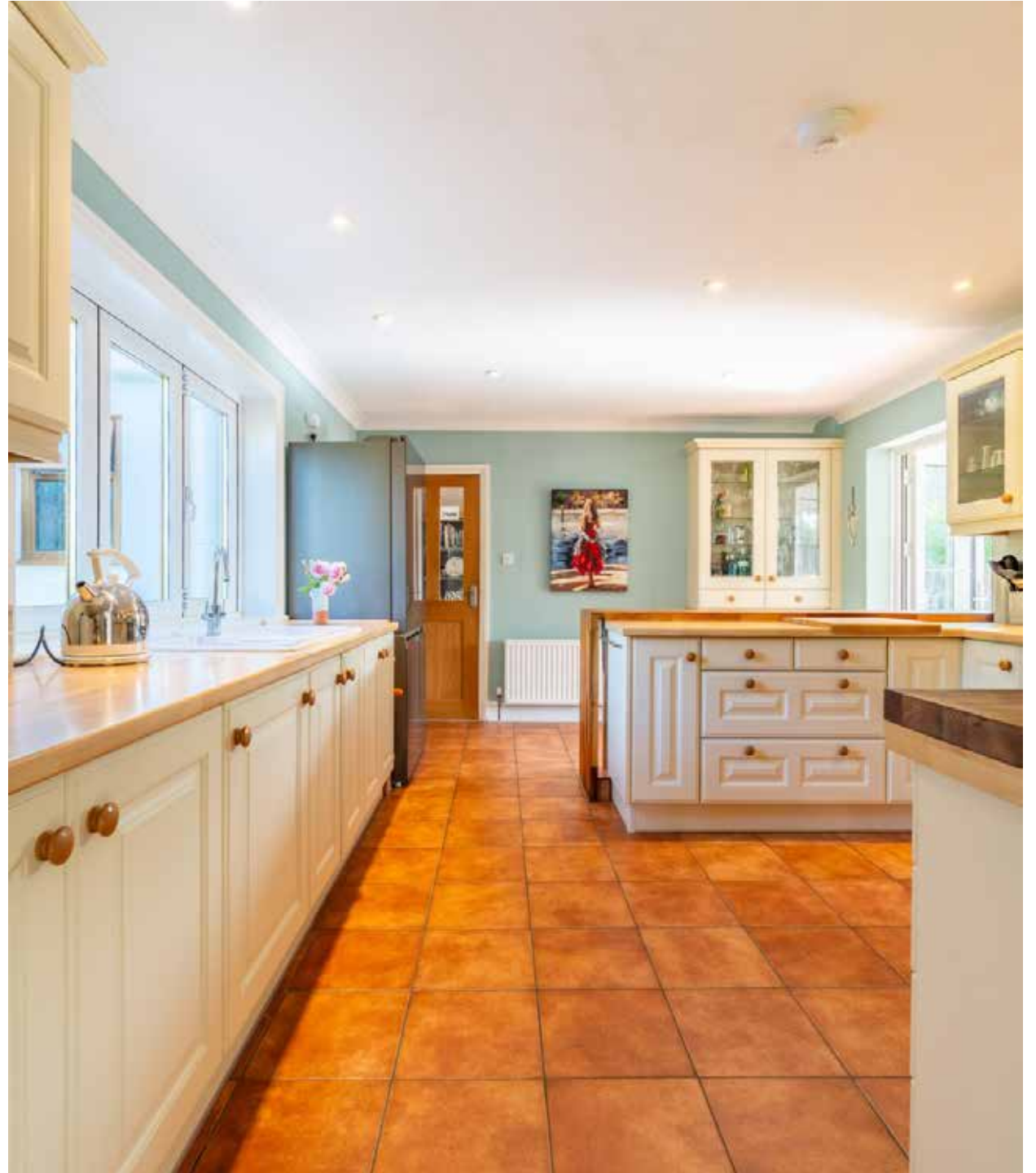
The large double carport houses the central heating oil storage tank, and an electric up-and-over door leads to the garage which has a workshop area (with lighting, power points and access to loft storage space.) A rear lobby leads to a home office (with side door to the garden.)

The well maintained, private gardens wrap around the property, providing all day sunshine and shade. There are lawns extending all sides of the house highlighting a well stocked rose garden and raised borders giving all year interest.

The south facing rear garden has a paved terrace (with electric awning and exterior lighting) ideal for al fresco dining, a further patio, a shed, a greenhouse and a kitchen garden area (with further raised beds.)







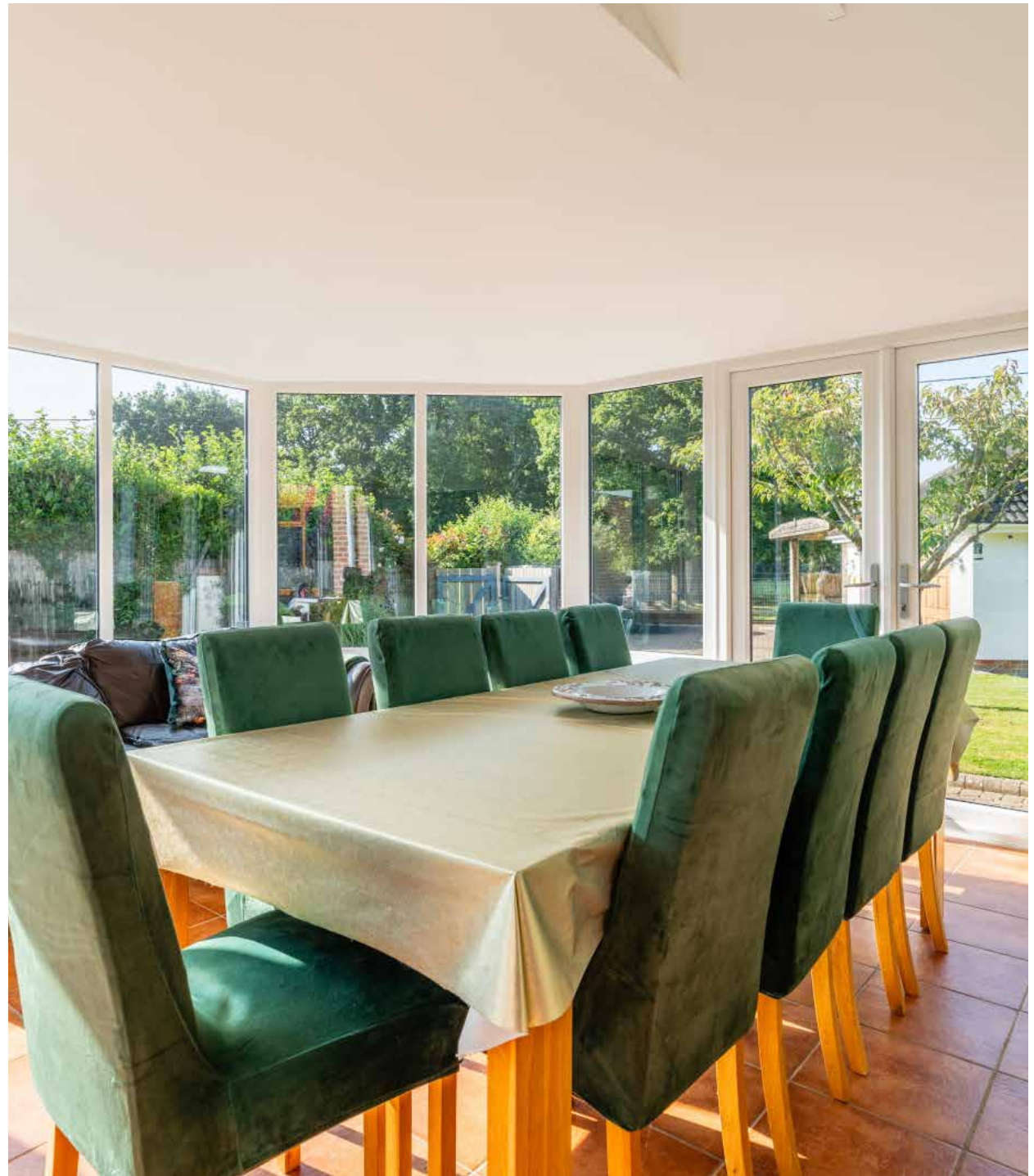
Location: Cranborne benefits from a GP surgery and pharmacy, a first school and nursery, a middle school, a church, a village hall, a garden centre, a post office/shop, a sports club and field, a children's play area, a brewery and tap room, and a restaurant.

Further afield, the market towns of Wimborne Minster and Ringwood offer a full range of amenities, and there is good access to the M27, and airports and rail links at Salisbury, Poole and Southampton. Lovely beaches and both country and seaside towns are also easily accessible.

The wider area is well served by supermarkets, convenient stores, restaurants, takeaways, country pubs and garden centres.

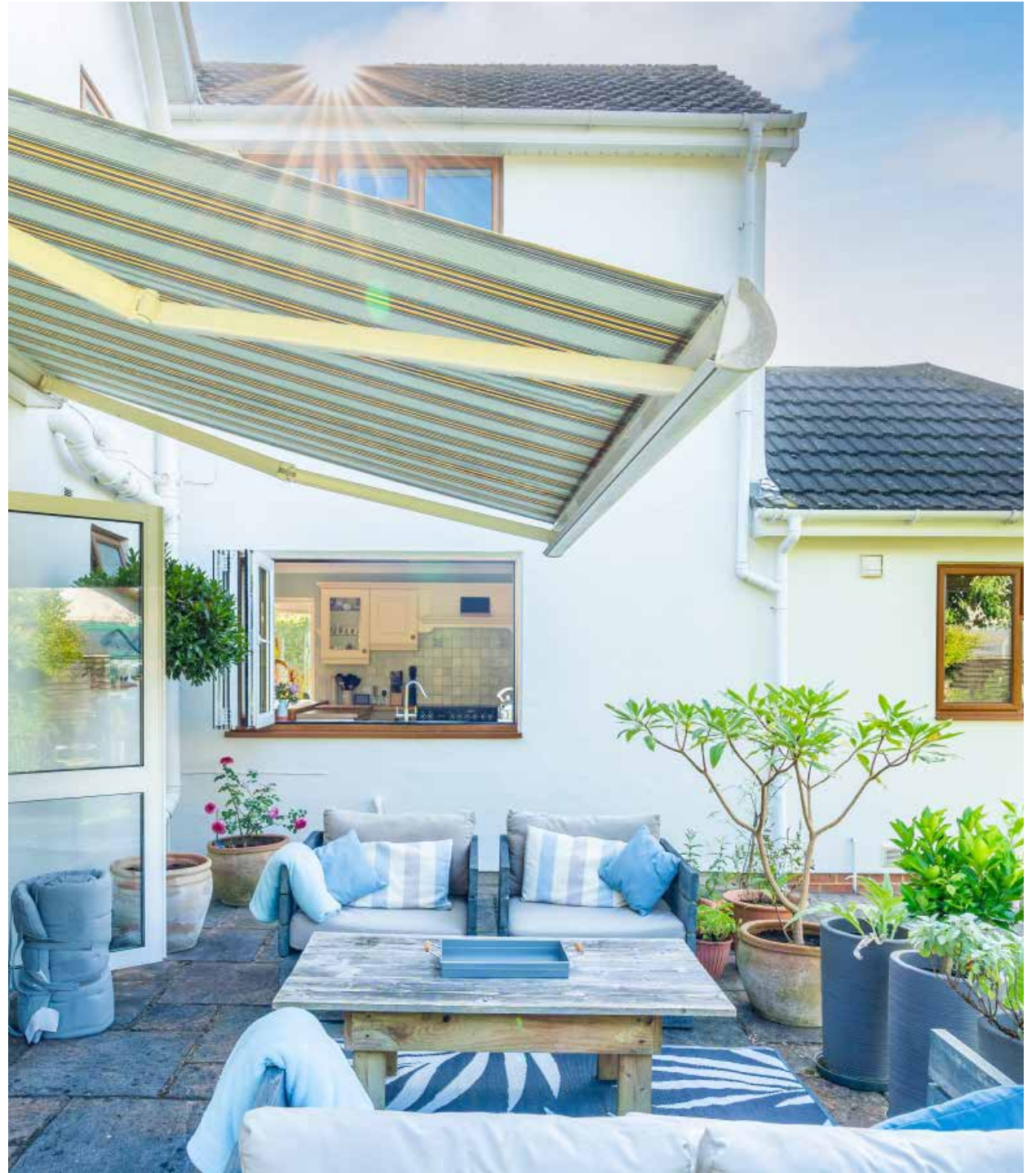
Leisure opportunities abound, including rural, riverside and coastal walks, the New Forest National Park, and family theme parks.

Directions: From Wimborne, proceed north on the B3078 to Cranborne. As you enter the village, proceed past the garden centre on the left, and take the next turning on the right towards Alderholt. Having passed the water-cress beds on the right, follow the road for about a mile, and turn right (towards Verwood) into Batterley Drove. The vehicular entrance to The Corner House is on the right hand side.











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

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