



Highfield, Higher Merley Lane  
Corfe Mullen, Wimborne,  
Dorset, BH21 3EG

A spacious and well presented 4  
bedroom detached house  
standing in beautifully stocked  
gardens of over a quarter of an acre,  
facing south to the rear, in a  
sought after road.

Asking Price £575,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



Highfield was built in the 1960s and has been in the ownership of the same family ever since. It offers excellent off road parking, a double garage, and well proportioned accommodation which, whilst immaculately presented, now offers great scope for modernisation.

The entrance hall leads to a spacious ground floor cloakroom. There is a large, dual aspect sitting room with log burner and glazed double doors to the garden.

A glazed screen and door lead to the adjacent dining room which has a lovely aspect over the garden, and a serving hatch.



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The kitchen/breakfast room has a range of units, a gas hob, a fitted microwave and double oven, a lovely rear aspect and a door to a covered area providing dry access to the garage's rear door.

Upstairs there are three bedrooms across the back of the house, two of which are large doubles, and one of which is a decent single. The fourth bedroom is a double with a front aspect, and there is a bath/shower room. The landing has a cupboard housing the hot water tank, and a loft hatch.



Highfield stands in beautifully maintained gardens stocked with a wealth of mature shrubs and colourful plants.

The south facing rear garden includes a patio adjacent to the house, brick pillars, a pergola and mature climbing plants offering ample shade.

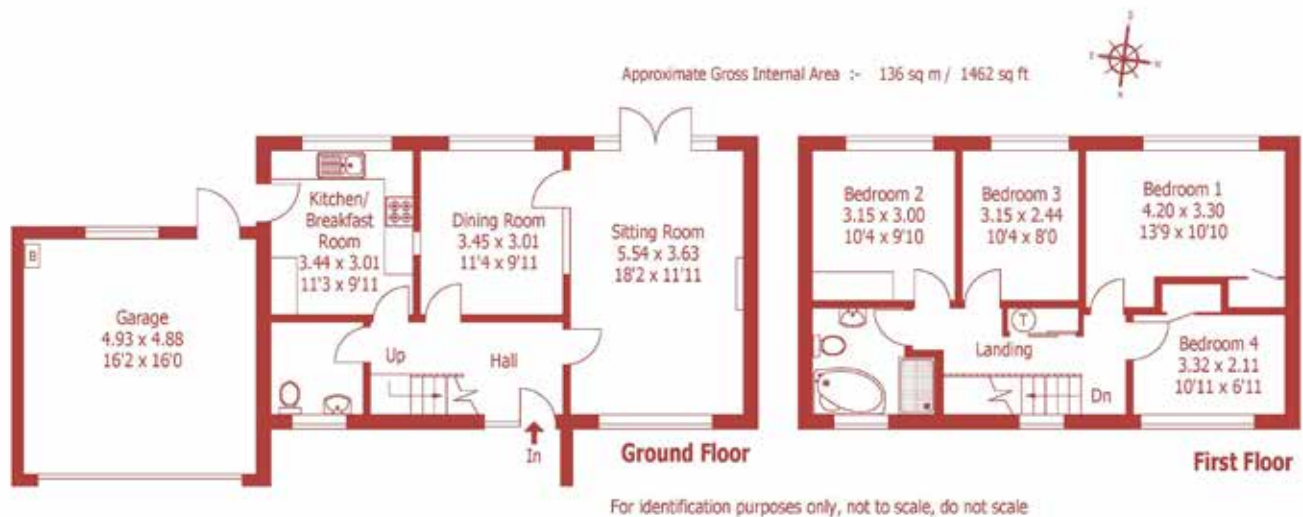


There is an excellent brick paved parking area to the front, leading to a double garage with boiler, gas meter, renewed electrics and door to the rear garden.

A section of land to the right of the property runs from the very front boundary to the rear. This was purchased by the current owners and cannot be built on, but provides an additional sunken garden area as well off road parking and turning space.

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.





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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 Wimborne, proceed south along Poole Road, along From Wimborne, proceed west along Julians Road to the Lake Gates roundabout. Take the second exit into Wimborne Road, proceed past the Lambs Green Inn on the left, and continue to the top of the hill. Turn left into Higher Merley Lane, and the property can be found on the left hand side.

Council Tax: Band E

EPC Rating: Band D







15 East Street | Wimborne  
Dorset | BH21 1DT

[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)  
01202 841171

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