



Woodview  
9 Ridgeway  
Corfe Mullen, Wimborne  
Dorset, BH21 3HS

A stunning BRAND NEW 4 BEDROOM  
DETACHED HOME situated on a slightly  
elevated site, accessible off an unmade  
private lane, with OUTSTANDING VIEWS  
OVER ADJACENT WOODLAND.

ASKING PRICE: £760,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



Contemporary in style, Woodview extends to about 1800 square feet of living space, arranged over 2 floors, and has been completed to a particularly high standard of specification and design by Blacklane Developments Ltd, a well known local building company.

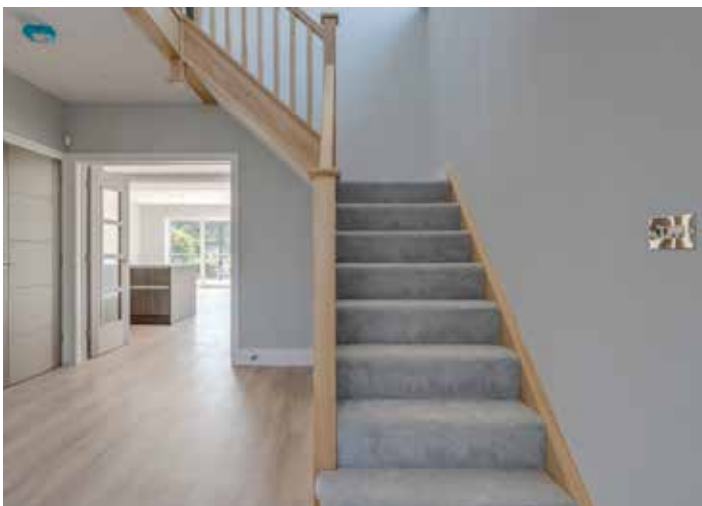
Ridgeway is situated off the main Blandford Road, just over 1 mile from the centre of Broadstone, and about 2.5 miles from Wimborne town centre.

Traditionally constructed, the property has facing red brick elevations with a feature brick band, all under a small plain tiled roof with a hipped dormer and tile hung features.

It is connected to all mains services, with a gas heating system, underfloor heating to the ground floor, quality internal doors, Amtico flooring throughout the ground floor, UPVC double glazed windows and bi-folding doors to the living room.







The house has many features including a stunning open plan kitchen/dining/living area, family bath/shower room, principal bedroom suite with a dressing area and an en suite shower room, a ground floor bedroom 4/study, and a ground floor shower room. There is a particularly large integral 2-car garage, with an electric secure Hormann panelled door, personal door, and access to a large walk-in storeroom and plant room (with a wall mounted gas boiler). The gardens are easily maintained.

A wide covered entrance way with a paved floor and front door leads to an L-shaped reception hall, with useful understairs storage space, built-in double coats cupboard, and a shower room comprising a double shower cubicle (with glass sliding doors, and a rainwater and handspray shower), vanity wash hand basin, concealed cistern WC, and a towel rail.

From the reception hall, a pair of glazed casement doors lead through to a magnificent kitchen/dining/living area with full width bi-folding doors out to the stunning terrace ideal for 'Al Fresco' dining.

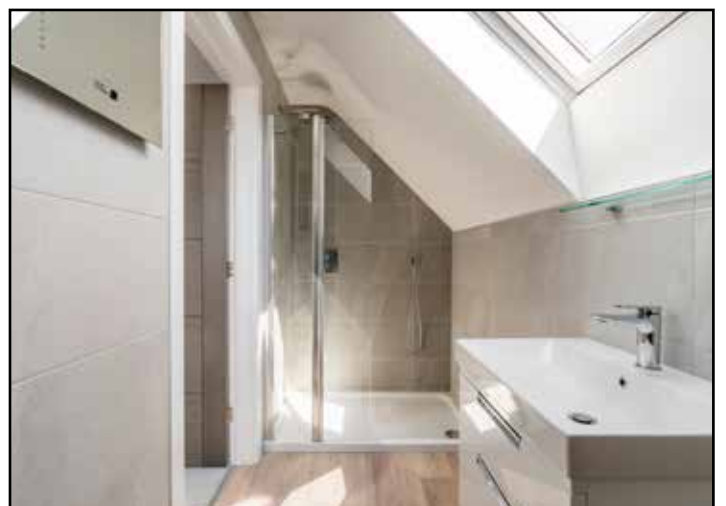


The superb, contrasting Leicht kitchen comprises a host of Siemens appliances including a split level single oven, microwave/combi unit, integrated dishwasher, integrated larder fridge and drawer freezer, marble effect quartz working surfaces, underbowl sink, comprehensive range of units, shelving, breakfast bar, and door to a utility room. The utility room has a stainless steel sink, cupboards, and door to outside. The light living area has a superb view over the terrace and adjacent woodland, and the dining area has space for table and chairs. There is also a ground floor study/bedroom 4.



From the reception hall, an oak dogleg staircase leads to the first floor landing where there is a walk-in blanket cupboard (with a radiator).

The spacious principal bedroom enjoys an open outlook, and has a dressing area (with 3 full-height wardrobes), and an en suite shower room comprising a walk-in double shower (with rainwater and hand-spray shower), vanity wash hand basin, concealed cistern WC, and a towel rail.





Approximate Gross Internal Area :- 157 sq m / 1692 sq ft  
Garage / Store Approximate Gross Internal Area :- 59 sq m / 631 sq ft



Ground Floor



First Floor



Lower Ground Floor

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



**DISCLAIMER:**

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Bedroom 2 has an attractive bay window, large walk-in storeroom, and the third bedroom has a Velux rooflight. The family bath/shower room has a double ended bath (with mixer), vanity wash hand basin, concealed cistern WC, and a shower cubicle (with glass door, rainwater and handspray shower).

A tarmac driveway to the side of house leads to a large integral double garage with light and power, Hormann electric panelled door, personal door, and a large walk-in storeroom and plant room. There is also a second paved driveway to the front of the house providing off road parking. The large, split level rear garden is laid for ease of maintenance with astro turf and enclosed by close boarded fencing and rock cages. There is a large paved entertaining terrace with porcelain tiles, and a glass and chrome balustrade.

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 Wimborne, proceed along Julians Road to the Lake Gates roundabout, and take the second exit into Wimborne Road. Proceed up the hill and past the Lambs Green Inn. At the roundabout, take the third exit and continue along Wimborne Road. At the end, turn left into Blandford Road, and Ridgeway can be found on the right hand side.

**COUNCIL TAX:** Band TBC

**EPC RATING:** Band TBC





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