



Elmfield, Knoll Lane, Corfe Mullen,
Wimborne, Dorset, BH21 3RG

A charming 3 double bedroom detached country house set in the centre of a plot of about half an acre, in an idyllic rural setting.

Standing in an elevated position, with ample off road parking and a number of outbuildings, the property offers great scope for extension, subject to planning consent, some of which would be classed as 'permitted development.'

PRICE GUIDE: £800,000 - 820,000

FREEHOLD

Council Tax: Band D

EPC Rating: Band D



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The property benefits from oil fired central heating, replacement UPVC double glazing, an Aga wood burner, an open fireplace, and lovely views over the adjacent farmland.

The house is connected to mains electricity and water, and has its own water treatment plant (installed in 2022.)

Elmfield is located just over half a mile from Castle Court School, and enjoys good road access to further amenities in Corfe Mullen and Wimborne.

An entrance porch leads to a reception hall with an under stairs recess. The charming, dual aspect sitting room has an Aga wood burner with a timber surround, and these separated dining room has a tiled open fireplace and an attractive bay window to the front.

The kitchen is fitted with modern units and work-tops, and has an integrated Bosch electric hob, a





cooker hood, and an electric oven. There is space and plumbing for dishwasher and washing machine, and space for an upright fridge-freezer. The rear lobby has a cupboard housing the Worcester oil central heating boiler, a door to outside, and a cloakroom (with toilet and wash basin.)

The first floor landing has an airing cupboard. Bedroom 1 has a dual aspect and built-in wardrobes, bedroom 2 has fitted wardrobes, and bedroom 3 has a dual aspect. The family bath/shower room has a modern white suite comprising bath, separate shower cubicle, wash basin and WC.

A gravelled driveway leads to a large parking area with timber garages, and a 5-bar gate provides access to the gardens which extend all around the property and are predominantly laid to grass, with mixed hedges and a wealth of crocuses, daffodils and bluebells. A brick outbuilding provides a utility area with plumbing for washing machine and space for tumble dryer, and there is a brick garden store, a timber summerhouse, and a children's play area.

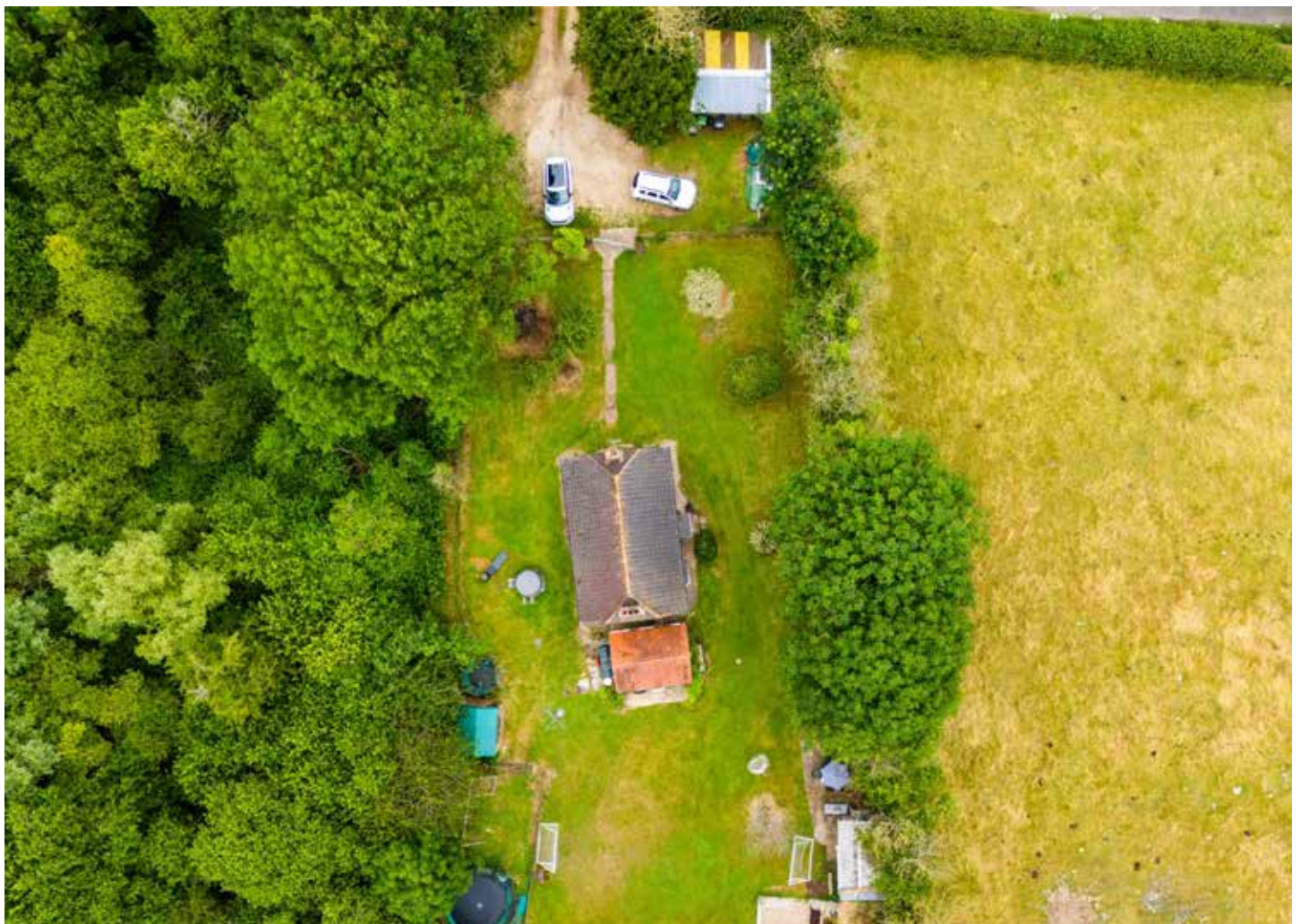


At the far end of the garden, there is a large studio with a wood burner, an adjacent timber store and a brick built Anderson shelter. The grounds amount to about half an acre.

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 3 miles away, offers a wide range of shops and amenities, and the coastal town of Poole, which has a main-line rail link to London Waterloo, is within about 20 minutes' drive.

Directions: From Wimborne, proceed along Julians Road to the Lake Gates roundabout. Take the third exit onto the A31 towards Dorchester. Just before the Coventry Arms on the right, turn left into Blandford Road. Directly in front of St Huberts Church, turn right into Knoll Lane, and Elmfield can be found on the right hand side, just beyond the old railway crossing.





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