



37 Blythe Road, Corfe Mullen,
Wimborne, Dorset, BH21 3LP

A beautifully refurbished, extended 4
bedroom detached bungalow providing
stylish, contemporary living accommodation,
with a south facing garden and outstanding,
far reaching views across the valley.

PRICE GUIDE: £750,000
FREEHOLD

Council Tax: Band E

EPC Rating: Band E



Christopher
Batten

in association with

Winkworth



Tastefully presented throughout, this deceptively spacious home has been refurbished to a high specification, with an impressive kitchen, Amtico vinyl and V4 engineered oak flooring, Cat 5 network cabling, full fibre broadband, air conditioning units, a water softener and state-of-the-art smartphone lighting controls.

It also benefits from gas central heating, UPVC double glazing, ample off road parking, garaging, a carport and a large store room. The beautifully landscaped rear garden includes a substantial gazebo, a home office and a barbecue hut.

The property is situated in a quiet, residential 'no through' road, within walking distance of the village centre.

Two separate planning permissions have recently been obtained, to extend the property at the side or convert the first floor into further accommodation. Plans are available for inspection.





A reception hall (with access to roof space) gives access to 3 spacious bedrooms and a fully tiled bath shower room with contemporary twin-ended bath, corner shower, WC, wash basin and towel radiator.

The hub of the house is the superb kitchen/dining/family room which has an island/breakfast bar, an excellent range of units, Mistral acrylic worktops, wine cooler, Neff appliances including, electric induction hob, extractor, integrated electric double oven/microwave (with warming drawer), dishwasher, sink with Quooker tap (for boiling and filtered water), and space and plumbing for American style fridge-freezer. The dining area has an air conditioning system, and double glazed doors to a rear terrace.

Double doors lead to the spacious lounge which has engineered oak flooring, a limestone fireplace with inset wood burner, and double glazed doors to the terrace.

Off the kitchen there is a rear lobby (with central archway, shoe cupboard and double glazed door to the carport) leading to a contemporary utility room with sink, units, space and plumbing for washing machine, space for



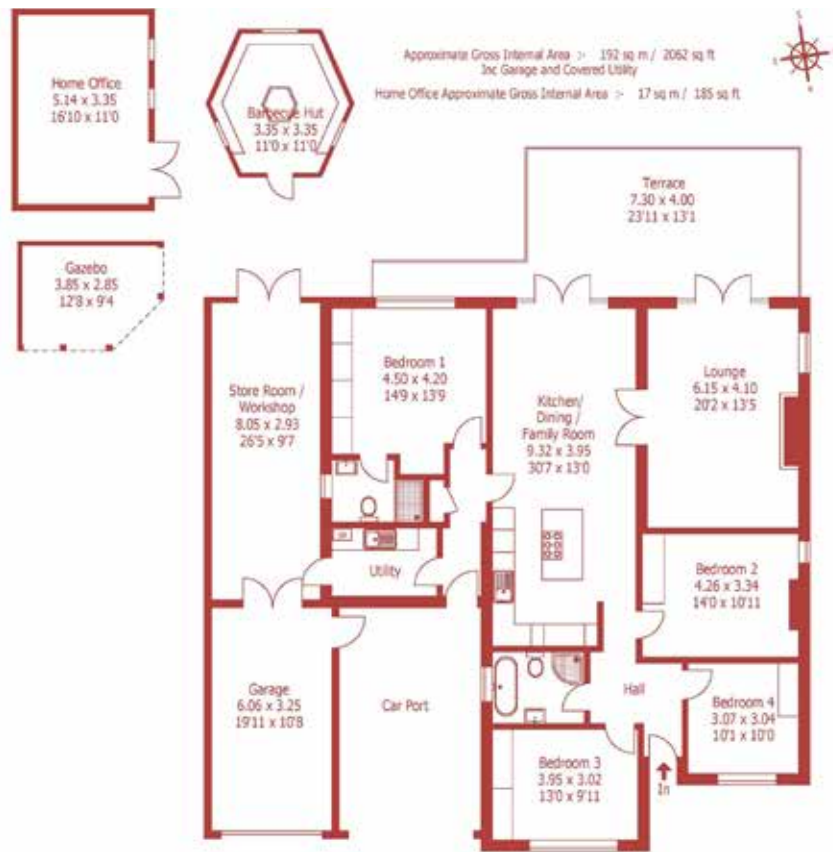
tumble dryer, Worcester gas central heating boiler, and glazed door to a large side store room/workshop with double doors to the garage and double doors to the rear garden.

Bedroom 1 is a spacious room with a V4 engineered oak floor, a range of fitted wardrobes, a secondary roof access, and a fully tiled en suite shower room (with shower, WC, wash basin and towel radiator.)

A pillared entrance leads to a driveway providing off road parking. It has a brick shrub bed, an EV charging point, and access around the bungalow on one side. An archway leads to a carport and an adjacent garage with lighting, power points, side door and double doors to the store room/workshop.

The impressive, south facing landscaped rear garden is presented in exemplary condition, and features a raised terrace with glazed screening forming an ideal al fresco dining area, a lower sun deck with a large gazebo (with power and heater) and a lower patio housing a large home office with power, wired network, an air conditioning unit and double glazed doors.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



There is a beautifully kept lawn with well stocked borders, and a 'hobbit house' style barbecue hut.

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 2 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. Take the second exit into Wimborne Road and proceed up the hill. At the roundabout, take the second exit, into Lockyers Road. At the Windgreen roundabout, take the second exit into Wareham Road, passing the Co-op store on the right. Take the third turning on the right into Blythe Road, and number 37 can be found at the far end, on the left hand side.







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



Christopher
Batten

in association with

Winkworth