



Little Thatch, Wimborne Road
Corfe Mullen, Wimborne,
Dorset, BH21 3DY

A delightful Grade II Listed
4 bedroom detached thatched
cottage offering flexible
accommodation (which could in-
clude a ground floor annexe,
if required) on a large plot
with a south facing rear garden.

OFFERS IN EXCESS OF £725,000
FREEHOLD



Christopher
Batten

in association with

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Dating back to circa 1630, this charming property retains character features including exposed beams and timbers and latched doors, alongside a stunning contemporary kitchen/dining room and 3 modern bathrooms.

The house is connected to all mains services and has gas central heating, some double glazing, rendered elevations and a water reed thatched roof which was replaced in 2011. The ridge has been renewed more recently.

A driveway provides ample off road parking, and, despite being in a prominent position, the gardens are well screened, offering privacy. There are several useful outbuildings and excellent outdoor entertainment areas.



 3  4  3



A delightful thatched lychgate gives access to a footpath leading to the front door. There is a cosy living room with window seat, stone fireplace and inset gas fire and a modern bathroom with feature slipper bath, WC, wash basin, and recessed vanity mirror with lighting.

The superb contemporary style kitchen/dining room features a high vaulted ceiling, a decorative inglenook style fireplace with fitted gas fire, and double glazed door to the front. There is an excellent range of units and solid oak worktops, a breakfast bar, a brushed copper twin sink, and oak flooring. Appliances include integrated full height fridge and freezer, range cooker (with 6 burners and 1.5 ovens), integrated dishwasher and microwave.

The adjacent utility room has gas central heating boiler, space for washing machine and tumble dryer, and stable



door to a covered outdoor entertaining area.

There is also a dual aspect sitting room with gas fire, oak strip flooring and cosy reading nook, and a study/dressing room with French doors to outside. Bedroom 1 has built-in wardrobes and a fully tiled en suite bathroom with bath, wash basin and WC.

From the living room, an open plan staircase leads to a large first floor landing with loft access.

Bedroom 2 has built-in wardrobes, bedroom 3 has a wardrobe recess, and bedroom 4 has a sloping ceiling. There is also a fully tiled shower room (with shower, wash basin and WC.)

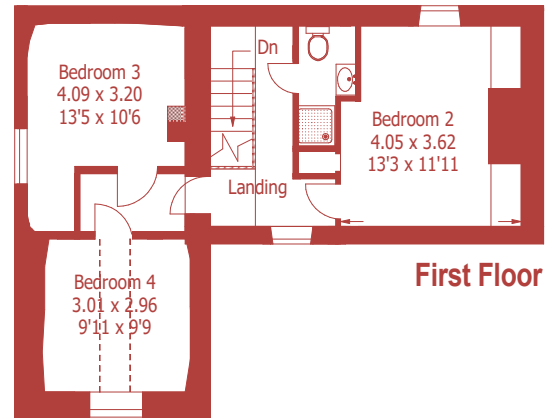
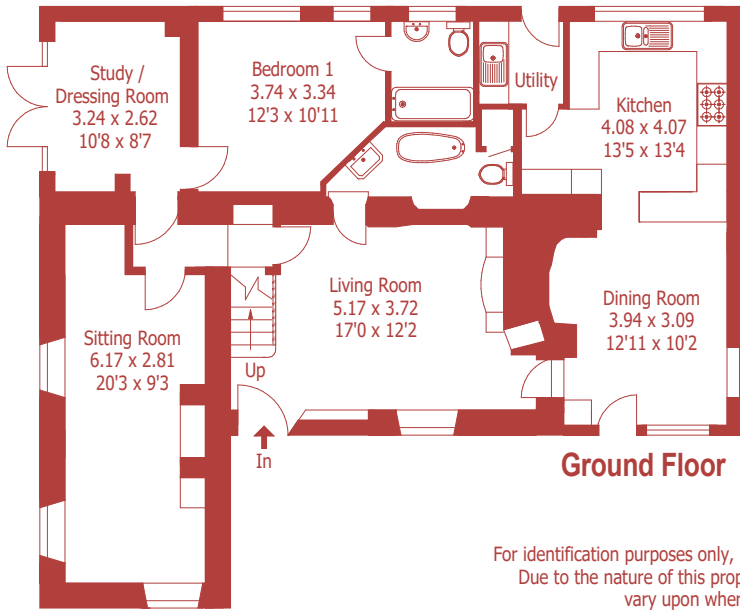
Outside, a 5-bar gate gives access to a large gravelled driveway providing ample off road parking, and there is a sep-





Approximate Gross Internal Area :- 162 sq mt / 1755 sq ft

[---] = Reduced headroom below 1.5 mt / 5'0



For identification purposes only, not to scale, do not scale
Due to the nature of this property, dimensions will vary upon where taken

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arate pedestrian access through the pretty lychgate which is set in an established laurel hedge screening the property from the road. The front garden is lawned, with a timber summerhouse. The south facing rear garden offers a large degree of privacy, and features a covered entertaining area with a large garden store room (with lighting.) There is also a large summerhouse/gym, a shed and a greenhouse. The lawns are interspersed with shrubs, and there is a further timber outbuilding/home office (with a large fixed picnic table), a timber deck and a barbecue area with bench seating.

A gravelled bridleway lies within the curtilage of the property and can provide further parking.

Council Tax: Band E

EPC: Exempt due to Grade II Listing.





LOCATION: 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 1.5 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. Take the second exit into Wimborne Road and proceed up the hill, passing the Lambs Green Inn on the left. Just before the roundabout, and just past the left hand turning to Higher Merley Lane, Little Thatch can be found on the left hand side.



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