



Glen View, 36 Blythe Road  
Corfe Mullen, Wimborne  
Dorset, BH21 3LR

A well presented 4/5 bedroom detached house offering flexible accommodation and great potential to create an independent annexe, with far reaching views over countryside towards the Isle of Purbeck.

PRICE GUIDE: £795,000  
FREEHOLD



Christopher  
**Batten**

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Extended and re-modelled to a high specification in recent years, the property benefits from gas central heating, UPVC double glazing, ample off road parking and a garage/utility complex.

The front door opens onto a spacious reception hall with an engineered oak floor. There is a large lounge/dining room with fireplace (with gas fire) and French doors to the rear garden.

From the hall, glazed doors lead to a large kitchen/breakfast room with engineered oak floor, an excellent range of units and granite worktops, integrated appliances including 5-burner gas hob, extractor, electric oven, combination oven, dishwasher and fridge. There is a Worcester gas boiler and space for an American style fridge-freezer. The kitchen also has a door to outside, and views across open countryside.



1



5



3



Bedroom 4 has fitted wardrobes, and there is a dual aspect media room/bedroom 5 with a large walk-in coat cupboard. Also on the ground floor is a bath/shower room with bath, wash basin, WC and towel radiator.

From the hall, stairs lead to a galleried first floor landing with fitted shelves and retractable ladder giving access to a boarded loft with a fitted light.

Bedroom 1 has a gable window overlooking the rear garden, 2 skylights, a dressing room, access to eaves storage space, and an en suite shower room (with shower, wash basin, WC and skylight). Bedrooms 2 and 3 both have skylights and gable windows with far reaching views towards Purbeck, and there is a family bathroom with corner bath, wash basin, WC and skylight. There is also a first floor study with a skylight.

A driveway provides off road parking for 3 or 4 cars and continues to a detached garage/utility complex with electric roller door, lighting and a large utility/wet room to the rear with space and plumbing for washing machine and space for tumble dryer.



At the rear of the house there is a paved terrace, a large expanse of lawn, well stocked shrub borders, a gravel footpath and a picket fence leading to a kitchen garden area with a timber shed and a hardstanding suitable for a greenhouse or home office.

**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. 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 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.





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At the roundabout, take the first exit into Lockyers Road. At the Win Green garage, take the second exit into Wareham Road. Proceed past the Co-op store and Central Avenue on the right, and turn right into Blythe Road. Number 36 can be found on the right hand side.

COUNCIL TAX: Band D

EPC RATING: Band C







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