



*Asking Price*  
**£450,000**

BROADMOOR ROAD, CORFE MULLEN BH21 3RA

Freehold



- ◆ SEMI DETACHED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ SCOPE TO EXTEND (STPP)
- ◆ SEMI-RURAL LOCATION
- ◆ GENEROUS PLOT
- ◆ SOLE AGENTS
- ◆ 120 FT REAR GARDEN

A characterful 1930's semi-detached family home set down a country road on the outskirts of this favoured village. With a 120 foot rear garden backing onto wooded copse land, boasting a generous plot with scope to extend (STPP) as well as being offered without a forward chain.

## Property Description

The accommodation comprises an open plan lounge/dining room, kitchen and cloakroom to the ground floor and there are three double bedrooms and a family bathroom to the first floor. The stairwell is vaulted and of double aspect, giving a light and airy feel between accommodation levels and, in our opinion, there is scope to be able to extend the staircase further to develop into the loft as well as across the rear elevation of the property (STPP). Furthermore, the home offers gas fired heating as well being double glazed throughout.





## Gardens and Grounds

The driveway is offset to the left hand side of the property and provides off road parking for two vehicles, as well as providing access to the attached single garage. The front garden is primarily laid to lawn and there is a variety of mature shrub beds and hedged borders. To the left hand side of the property there is a pathway denoting access to the rear garden. The rear garden is predominantly laid to a kept lawn and there is a patio spanning the rear elevation of the property. The rear garden has a south easterly orientation and extends over 120ft to the rear boundary.

## Location

The largest parish in England, Corfe Mullen featured in the Domesday Book, takes its name from Saxo-Norman meaning 'a mill in a gap' and the mill, on the River Stour, but sadly no longer in use, is described in the book as the most valuable corn mill in Dorset. For many years Corfe Mullen was important for smugglers, acting as a point of distribution and forwarding centre for contraband landed in Poole Harbour and along the neighbouring coastline. Situated approximately 2.5 miles south west of Wimborne town, Corfe Mullen is an established residential area surrounded by open countryside. Corfe Mullen flows into the town of Broadstone and is bordered by an old Roman Road which provides pleasant areas in which to walk. Residents are well catered for with various shops, favoured schooling, good country pubs, library, churches and a popular leisure club. Corfe Mullen is located within easy access of the A31 and the larger resort towns of Poole and Bournemouth are located some 6 and 9 miles distant respectively.



Size: 1096 sq ft (101.8 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Parking: Driveway & single garage

Garden: South East

Loft: Yes. Ladder installed. 25% boarded.

Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

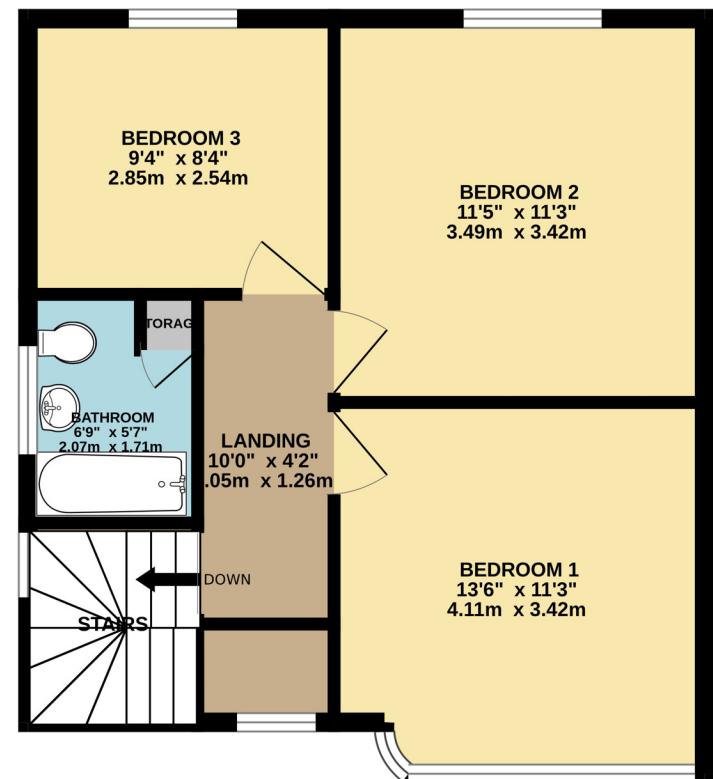
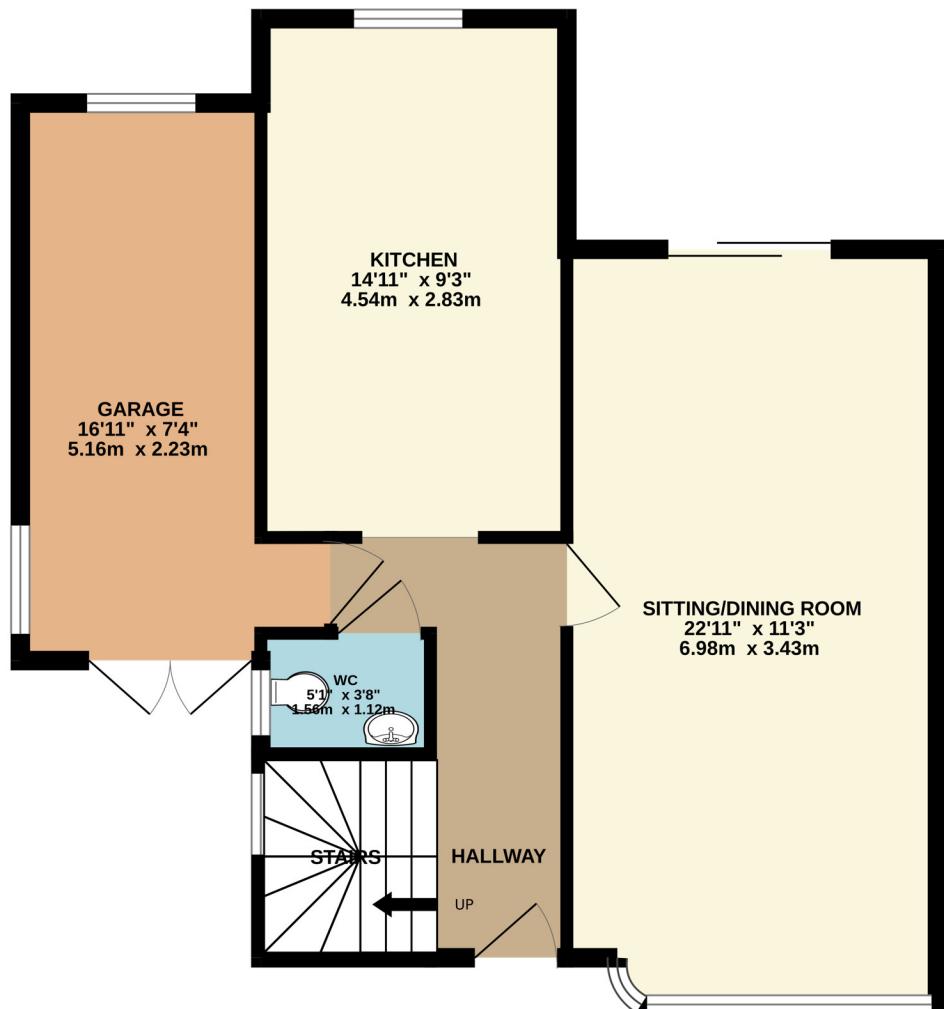
Council Tax Band: D



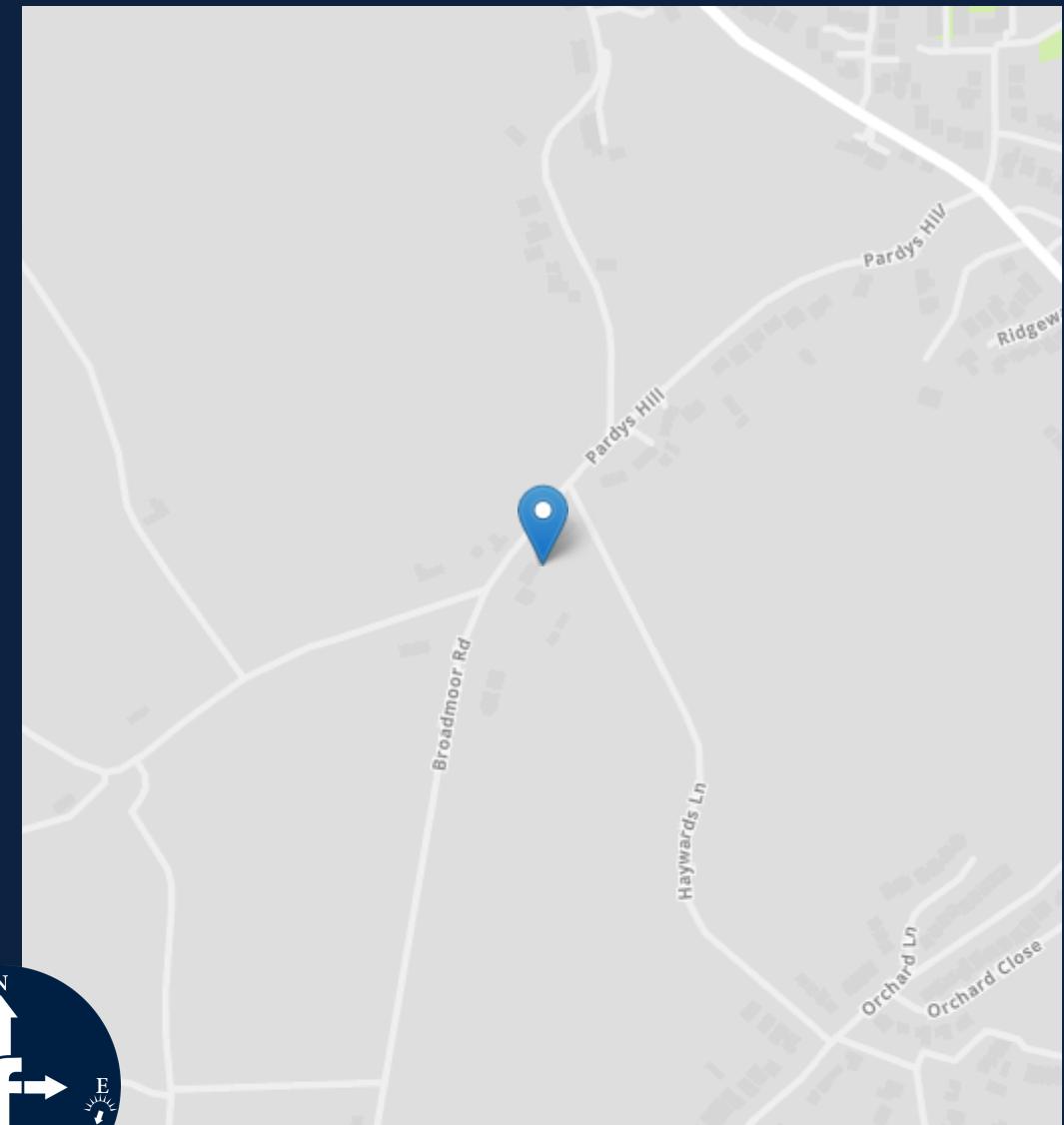
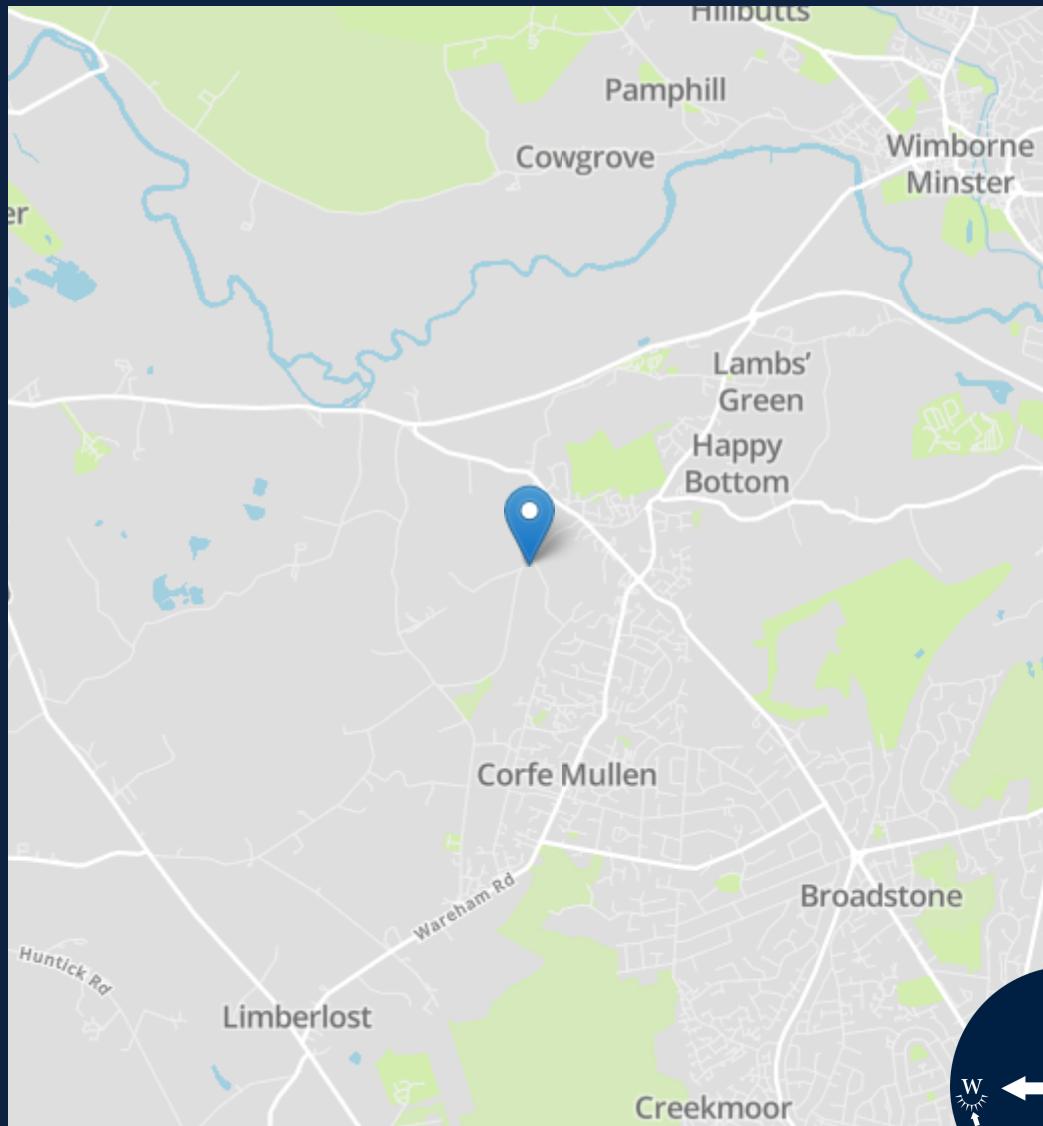


GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that  
 1: They are not authorised to make or give any representations or warranties in  
 relation to the property either here or elsewhere, either on their own behalf or on  
 behalf of their client or otherwise. They assume no responsibility for any statement  
 that may be made in these particulars. These particulars do not form part of any offer  
 or contract and must not be relied upon as statements or representations of fact.  
 2: Any areas, measurements or distances are approximate. The text, photographs and  
 plans are for guidance only and are not necessarily comprehensive. It should not be  
 assumed that the property has all necessary planning, building regulation or other  
 consents and Fisks Estate Agents have not tested any services, equipment or facilities.  
 Purchasers must satisfy themselves by inspection or otherwise.

**fisks**

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,  
 Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000