



# 16 Heckford Road, Corfe Mullen, Wimborne, Dorset. BH21 3LU

- Substantial Detached Character Home (Approx. 2,432 sq ft / 226 sqm)
- Five Bedrooms (including walk-in wardrobe/dressing room)
- Principal Bedroom with En-Suite
- 20ft Sitting Room with Wood Burning Stove
- Farmhouse-Style Kitchen with Pantry
- Conservatory Replacing Original Lean-To
- Detached Double Garage
- Fantastic Views
- Wine Cellar



## PROPERTY DESCRIPTION

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A substantial five bedroom detached period home extending to approximately 2,432 sq ft, occupying an elevated position on a quiet road and enjoying far-reaching views across the Waterloo Valley.

Believed to date back to the late 1800s, this charming and beautifully proportioned home offers a rare combination of character features, generous family accommodation and an enviable setting. The property sits comfortably within its plot and is complemented by a private rear garden, detached double garage and ample driveway parking.

The current owners have redecorated throughout during their ownership and were preparing to begin further updating, however the opportunity to secure their next property has arisen sooner than expected.

The accommodation begins with a welcoming entrance hall, which also provides access via ladder to a useful cellar (approximately 5ft in height, 6ft x 8ft), ideal for additional storage. The hall leads through to a superb 20ft sitting room featuring a striking brick fireplace with wood-burning stove and double doors opening directly onto the rear terrace. A separate dining room provides an excellent space for entertaining and family gatherings, positioned conveniently opposite the kitchen. The spacious farmhouse-style kitchen offers a range of fitted units, generous work surfaces and ample room for a breakfast table, together with a pantry for additional storage. A utility/boot room and cloakroom sit adjacent, offering everyday practicality and providing scope for incoming buyers to personalise further if desired. To the rear, a conservatory has replaced the original lean-to and now provides an attractive additional reception area overlooking the garden with distant rural views beyond. A separate study/snug with wood-burning stove offers excellent flexibility and could serve as a ground floor bedroom if required. On the first floor, the property continues to impress with five well-proportioned bedrooms and three bath/shower rooms. The principal bedroom enjoys an elevated outlook and benefits from a private en-suite. A second bedroom is also served by its own en-suite shower room, ideal for guests or older children. The remaining bedrooms are supported by a family bathroom. Notably, one former double bedroom has been reconfigured to create a walk-in wardrobe/dressing room, adding a luxurious and practical feature to the home. Externally, the rear garden offers a high degree of privacy and is mainly laid to lawn with a generous patio terrace — perfect for outdoor dining and entertaining while enjoying the property's elevated outlook. A detached double garage and driveway provide excellent parking and storage. An internal viewing is strongly recommended to fully appreciate the space, setting and lifestyle this wonderful home has to offer.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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