



20 Hadrian Way, Corfe Mullen, Wimborne, BH21 3XF



A spacious and well presented 4 bedroom, 2 reception room detached house situated in the popular Roman Heights development close to protected heath land.

- Entrance porch & reception hall
- Sitting room with bi-fold doors to the garden
- Separate dining room
- Kitchen and utility area
- Ground floor wc
- 4 bedrooms
- Newly fitted en-suite & family bathroom
- Detached double garage
- Level rear garden
- Close to sought after schooling
- No onward chain

ASKING PRICE:

£550,000 (Freehold)

EPC RATING:

Band - D





Property Description

An opportunity to acquire a spacious and beautifully presented detached family home with detached double garage, positioned within a quiet cul-de-sac in the highly regarded Roman Heights development.

This impressive property has been comprehensively updated in recent years, including a replacement kitchen, bathroom and en-suite, resulting in a stylish and turn-key home ideal for modern family living. Its enviable position offers immediate access to protected heathland, making it perfect for dog walkers and outdoor enthusiasts, while remaining close to highly sought-after local schooling.

Accommodation

A welcoming entrance hall provides access to a cloakroom fitted with WC and wash hand basin. The reception hall offers stairs rising to the first floor with a useful fitted cupboard beneath.

The sitting room is a particular feature of the home, a bright dual-aspect space enhanced by contemporary bi-folding doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A stylish media wall incorporates a fitted feature electric fire, creating an attractive focal point.

There is a separate dining room, currently utilised as an additional bedroom, demonstrating the flexibility of the accommodation to suit varying lifestyle requirements.

The modern kitchen has been thoughtfully refitted and offers a comprehensive range of matching base and eye-level units. Integrated within the design is a feature Smeg range cooker and matching fridge/freezer, creating a practical yet visually impressive cooking space. A separate utility area provides additional storage and space for white goods, with a stable door giving direct access to the garden.

The first floor landing includes an airing cupboard housing the boiler and hot water cylinder.



All four bedrooms benefit from built-in wardrobes. The principal bedroom enjoys the advantage of a contemporary en-suite shower room.

The main family bathroom comprises a modern three-piece suite including a bath with shower over, WC and wash hand basin.

Outside

To the front of the property, driveway parking leads to a detached double garage with twin up-and-over doors, power and light.

The front garden has been designed for low maintenance. The rear garden is predominantly laid to lawn and benefits from two paved patio seating areas, ideal for outdoor dining and entertaining.

At the end of the cul-de-sac, residents enjoy direct access to the Old Roman Road footpath, which in turn provides access to the beautiful Happy Bottom Nature Reserve — a superb natural environment offering scenic walks and open heathland.

Location

Corfe Mullen is a popular residential village situated between Wimborne and Broadstone, offering an excellent balance of semi-rural surroundings and convenient amenities. The area is particularly well known for its access to protected heathland and woodland walks.

The village provides a range of day-to-day amenities including local shops, supermarkets, healthcare facilities and leisure amenities. Schooling in the area is highly regarded, contributing to its ongoing popularity with families.

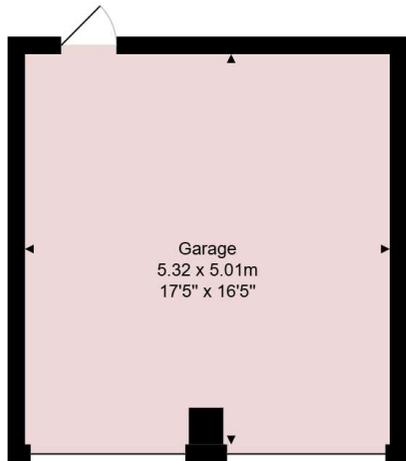
Nearby Wimborne Minster offers a charming town centre with independent boutiques, cafés and restaurants, while Poole provides mainline rail links to London Waterloo and access to the renowned Dorset coastline.

Additional information

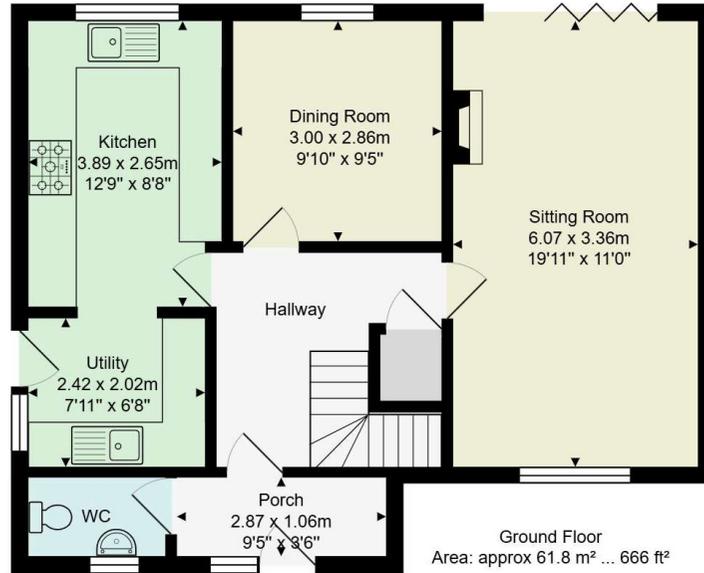
Council tax band – F



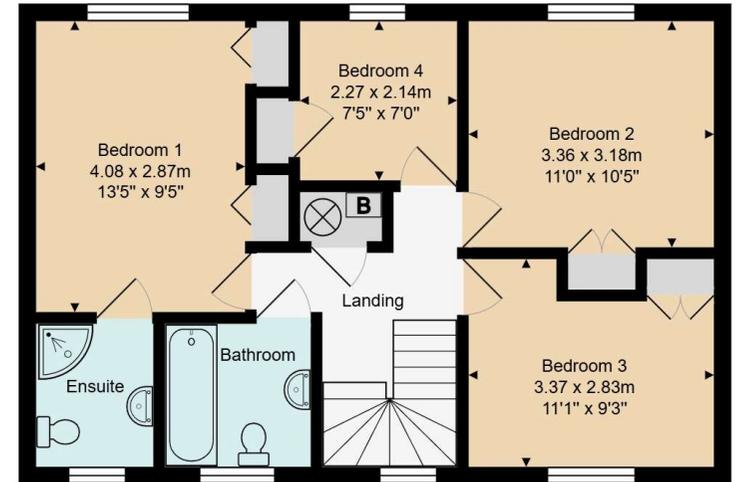




Garage
Area: approx 26.6 m² ... 287 ft²



Ground Floor
Area: approx 61.8 m² ... 666 ft²



First Floor
Area: approx 56.5 m² ... 608 ft²

Total Area: approx 145.0 m² ... 1561 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		

Hardwicke Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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