



**UNDERHILL, WOOLGARSTON, CORFE CASTLE**  
**GUIDE £1,650,000**



This superb architecturally designed bungalow stands in an outstanding rural location, nestled amidst rolling countryside at Woolgarston on the outskirts of Corfe Castle, approximately two miles from the village centre.

The sale of Underhill represents something of a rarity as unique properties in such a tranquil setting rarely become available. It is stylishly presented with impeccable detail to the highest specification throughout. The accommodation has been carefully planned to take advantage of the magnificent views of the garden and adjoining open countryside. A particular feature is the abundance of natural light with striking vaulted ceilings, expansive windows and a neutral decor. The property stands within gardens amounting to 0.46 acres with an adjoining paddock of 4.35 acres and is approached by a wide gravelled driveway which leads through double gates to an open fronted double garage providing ample parking and a large workshop.

The property was built over a 3 year period from 2006 by the current owners and has been architecturally designed with the construction closely supervised by our client, who is a retired Chartered Engineer.

The building is largely of timber frame construction with external walls of natural Purbeck stone and Siberian larch boarding, under a pitched roof covered with tiles. It has been specifically built to exacting standards and designed to be highly energy efficient and environmentally friendly. Services: Underfloor heating, heat recovery system. Mains water, electricity, septic tank drainage completely updated to comply with current legislation during the last 12 months. On the roof are South facing solar panels which produce an income of £1,300 pa.



The entrance lobby with fitted cloaks cupboard and spacious hallway with striking architectural wood beamed vaulted ceilings and exceptional quality wood doors and flooring welcome you to this stylish home. The impressive triple aspect open plan living room, kitchen/dining room positioned to maximise the views over the garden and surrounding countryside. The living area lies to the West of the property and has a feature wood burning stove and two pairs of double glazed folding doors lead to a timber deck, seamlessly blending the inside and outside living areas; there is also a large picture window allowing natural light to flood the room. The dual aspect kitchen area is fitted with stylish units, including a large island unit, quality integrated appliances and is complemented by a walk-in larder.

The flow from open space to more enclosed areas works perfectly. The generously sized principal bedroom suite is at the rear of the property with superb feature floor to ceiling windows framing the view and a luxury en-suite wet room style shower room with sleek fixtures creating a streamlined space. There are 3 further bedrooms; Bedrooms 2 and 3 are good sized doubles and face West to enjoy views over the garden, Bedroom 4 faces East and is a small double. The study, located at the front of the property could easily be a 5th bedroom. The family bathroom is fitted with a stylish suite in white with panelled bath and shower over, wash basin with vanity cupboard, WC and bidet. The utility room has a porcelain sink with fitted drawers, worktop, space for washing machine and access to the garden. An additional toilet is located off the entrance lobby.

Outside the gardens are mostly lawned and designed with a mix of mature trees, flower and shrub borders, vegetable plot and timber garden shed. In total the gardens amount to 0.46 acres, with a gated paddock of approximately 4.35 acres (outlined in red on the attached plan). The gated gravelled driveway at the front leads to an open fronted double garage with store and a large workshop.

## VIEWING

By appointment only please through the Sole Agents, Corbens, 01929 422284. Please note the postcode for this property is BH20 5JD.

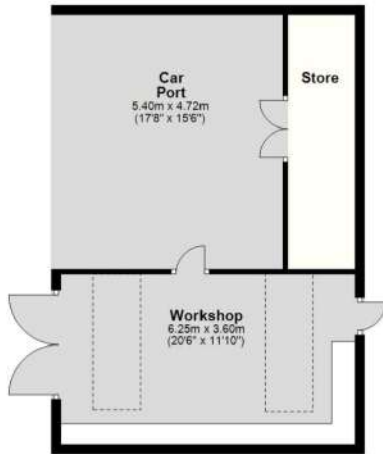








Scan to View  
Video Tour



Total Habitable Floor Area  
Approx. 210 m<sup>2</sup> (2,260 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Post Code: BH20 5JD

Council Tax Band D

Property Reference: COR1918