



19 COLLETT'S CLOSE, CORFE CASTLE  
£650,000

This linked-detached family house is well situated at the end of a residential cul-de-sac near the southern outskirts of Corfe Castle, close to open country and about three quarters of a mile from the Village Square and Castle Ruins. It is thought to have been constructed during the 1970s/80s and has attractive external elevations of natural Purbeck stone under a conventional pitched roof covered with concrete tiles.

Offering immaculately presented accommodation throughout, the property has the considerable advantage of an easily maintained garden, integral garage, parking and some views of the Purbeck Hills in the distance.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, **01929 422284**. Postcode **BH20 5HG**.



The entrance hall welcomes you to this spacious family home. Leading off is the large living/dining room boasting twin aspects and featuring an attractive Purbeck stone fireplace with woodburning stove. Casement doors open to the conservatory which leads to the rear garden blending inside and out to create a perfect entertaining space. The kitchen is fitted with an extensive range of contemporary units with contrasting worktops and integrated electric double oven and hob. Beyond, the utility room is fitted with matching units. A cloakroom completes the accommodation on this level.

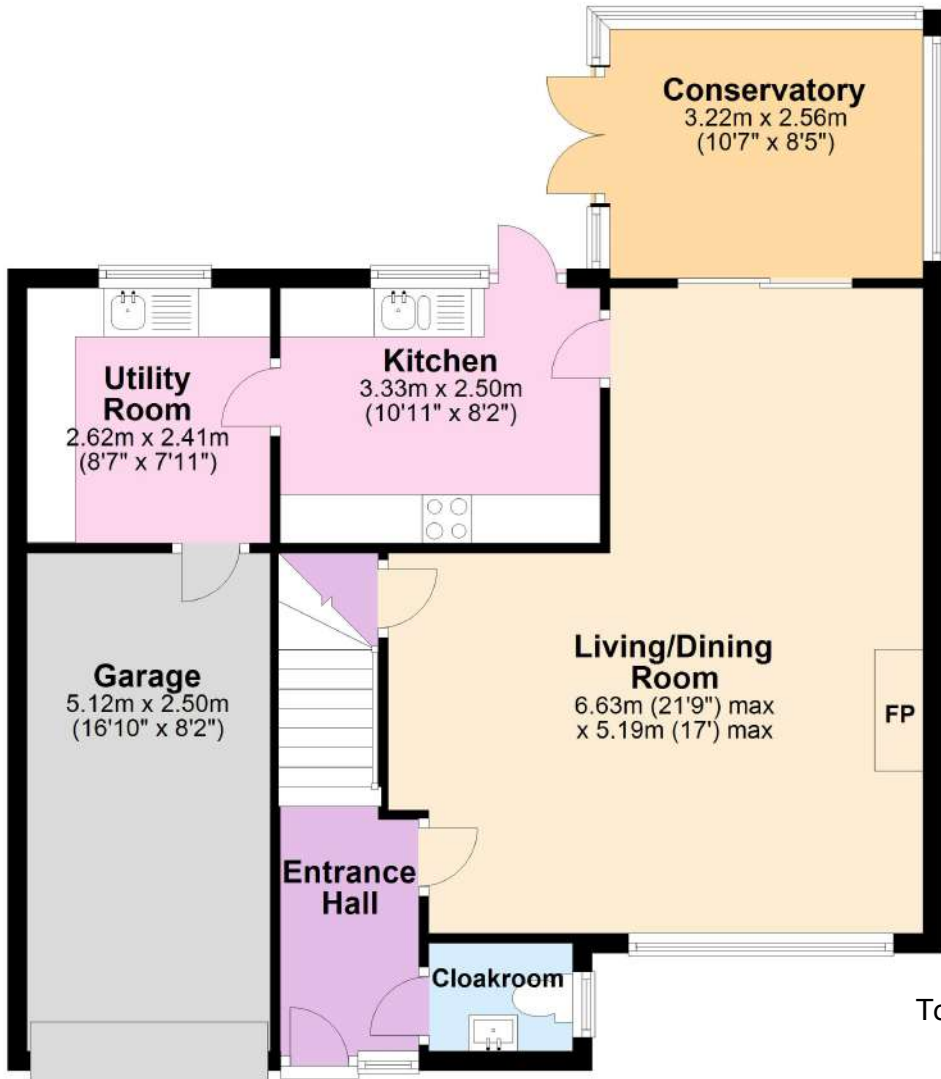
On the first floor there are three double bedrooms; bedroom one is particularly spacious, has some views of the Purbeck Hills in the distance and fitted wardrobe. Bedrooms two and three are both South facing, bedroom two has the benefit of fitted wardrobes. The family bathroom is fitted with a white suite including bath with shower over.

Outside, the front garden is lawned with mature shrubs. A Tarmac driveway provides off-road parking for two vehicles and leads to the integral garage. At the rear the private South facing garden is mostly laid to lawn with flower/shrub borders and paved patio area.

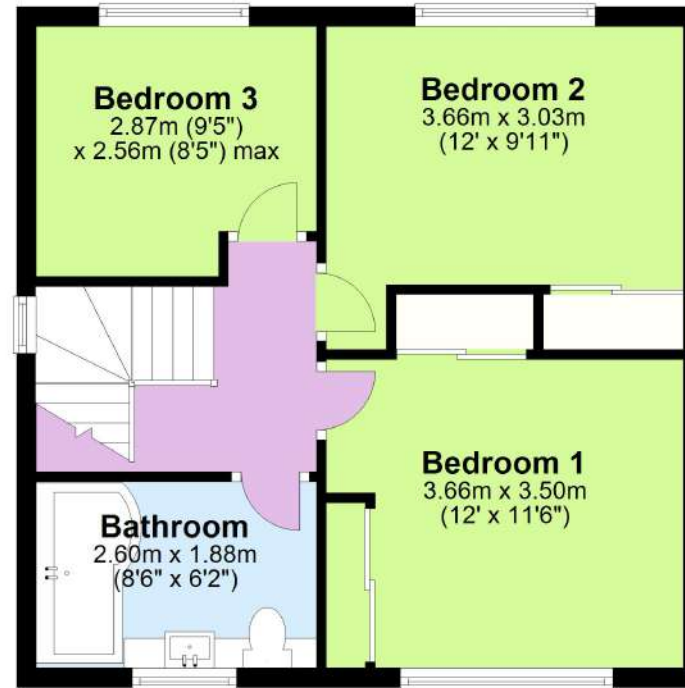
Property Ref: COR1985

Council Tax Band E

## Ground Floor



## First Floor



Total Floor Area (excl Garage)  
Approx. 97m<sup>2</sup> (1,044 sq ft)



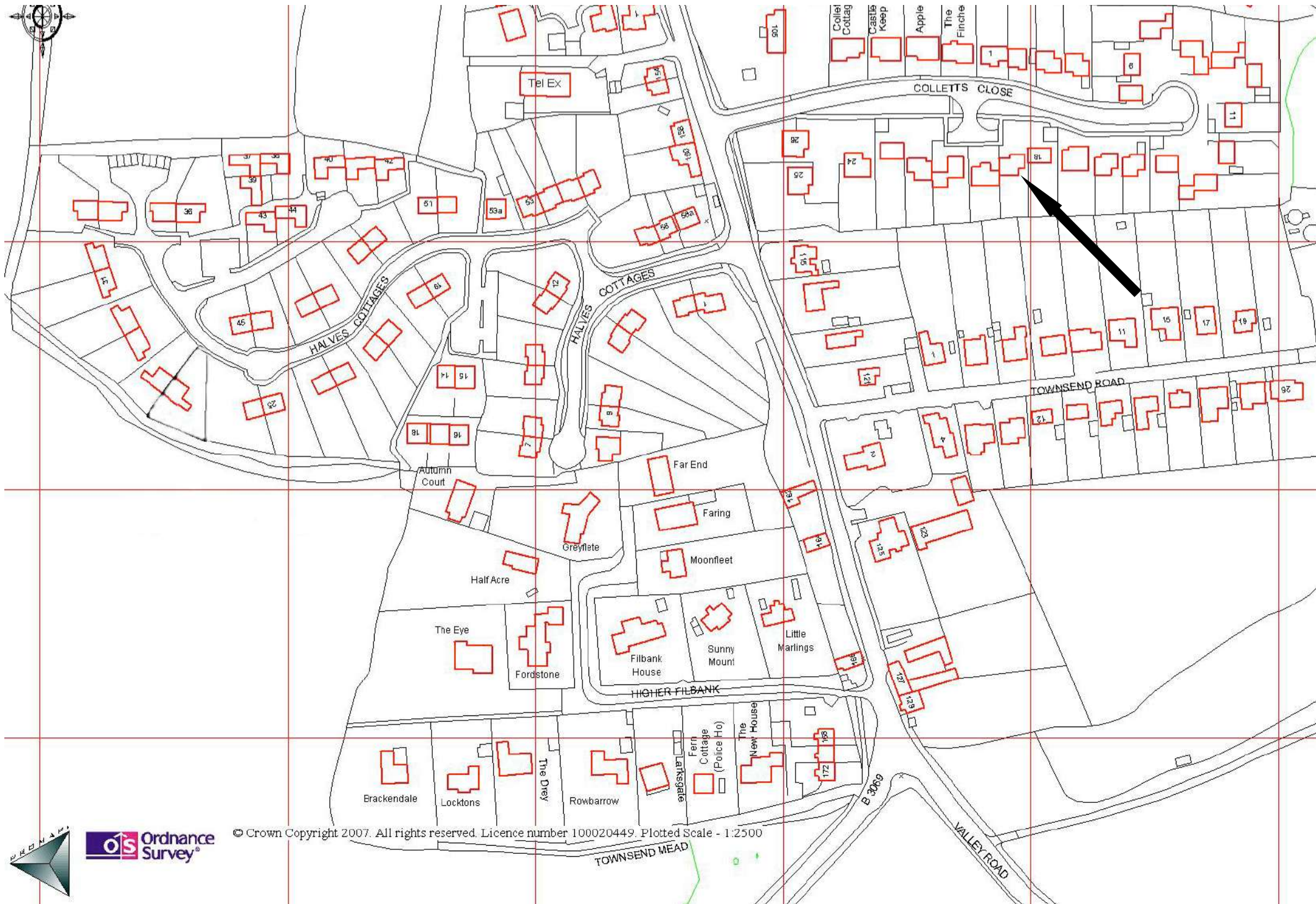
Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



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