



12 MEAD ROAD, CORFE CASTLE
£795,000 Freehold

Privately positioned at the end of a quiet residential cul-de-sac, approximately two-thirds of a mile from the Village Square and Castle Ruins, 12 Mead Road is a well-proportioned detached house with views of the Purbeck Hills. It has an attractive landscaped garden that backs onto woodland and the open countryside of Corfe Common, accessed via the steam railway bridge to the rear.

Built in the 1960s with natural Purbeck stone elevations beneath a pitched tiled roof, the property offers generous internal space combined with a highly sought-after village location.

Corfe Castle is at the heart of the Isle of Purbeck, known for its iconic castle ruins and access to National Trust countryside. Swanage, with its sandy beach, lies five miles to the east, and Wareham with mainline rail services to London Waterloo is a similar distance to the north. The surrounding landscape is designated as an Area of Outstanding Natural Beauty, forming part of the Jurassic Coast World Heritage Site.

The property is approached via a wide brick-paved driveway with parking for several vehicles, leading to an attached garage. To the rear, the garden is secluded and thoughtfully landscaped, featuring lawned areas, trees, shrubs and paved terraces. Two timber outbuildings, one with light and power, provide valuable additional space, suitable for a home office, studio, hobby space or gym.



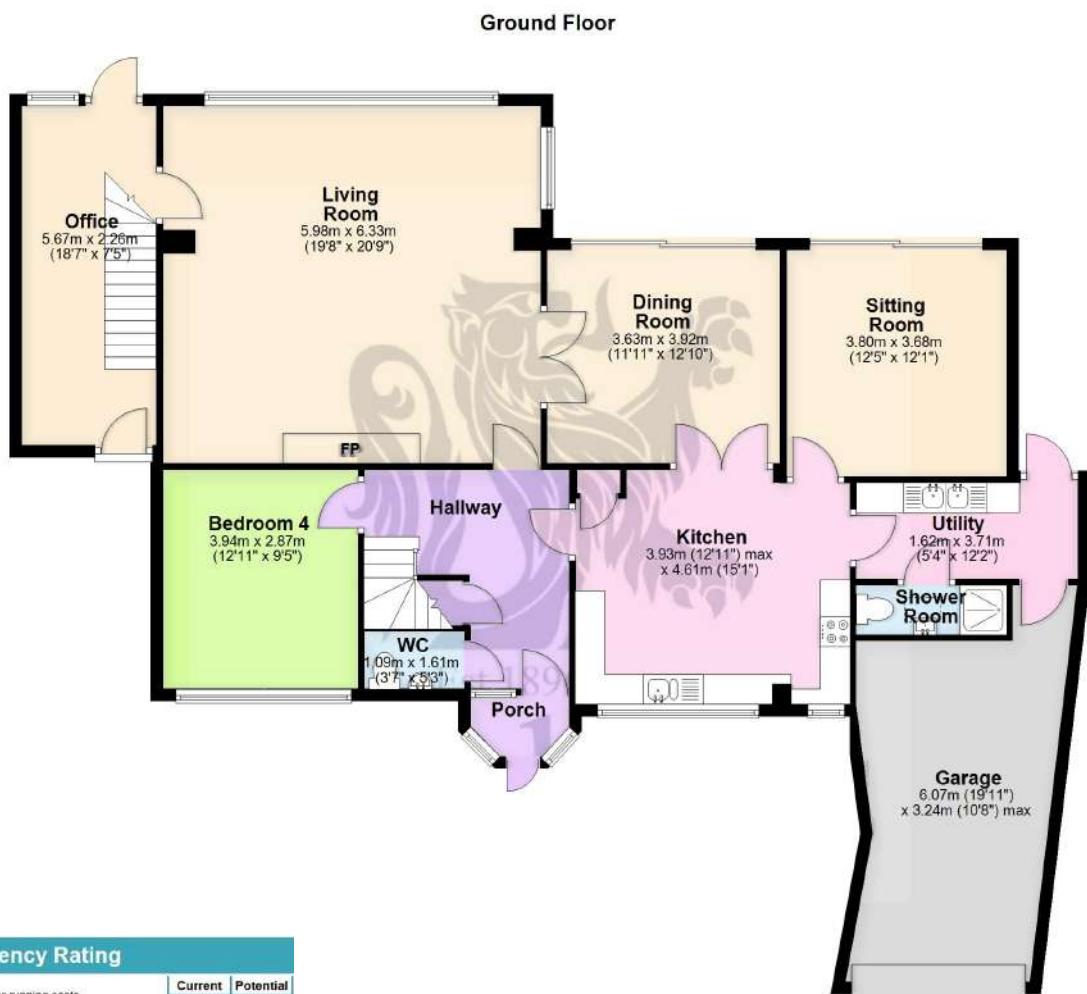
The main house has a spacious entrance hall with large fitted cupboard welcomes you to the property. Leading off, the generous dual aspect living room has a large picture window giving views over the rear garden. The family kitchen is fitted with a range of wooden units with contrasting worktops, and has ample room for a dining table and chairs. Double doors open to the dining room, which has sliding doors through to the rear garden, harmoniously blending indoor/outdoor living. The sitting room provides a further space for relaxing and also has sliding doors to the rear garden. A generous home office with doors to the front and rear is ideal for working from home. There is also a ground floor double bedroom, utility, shower room and cloakroom.

On the first floor there are three double bedrooms. The principal room is particularly spacious with double doors opening to a Juliet balcony, giving views of the Purbeck Hills in the distance. Bedrooms two and three are also good sized doubles, enjoying similar views. All bedrooms have the benefit of fitted wardrobes. The family bathroom is fitted with a white suite and completes the accommodation.

Viewing is strictly by appointment only through the Agents, **Corbens, 01929 422284**. The postcode is **BH20 5EW**.

Property Ref COR2231

Council Tax Band F - £3,884.75 for 2025/2026



Total Floor Area Approx. 171m² (1,841 sq ft)



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