



11 Middlehill Drive
Colehill, Wimborne, Dorset, BH21 2HS

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A beautifully refurbished and presented 4/5 bedroom detached chalet style house with an indoor swimming pool and far reaching views towards the coast, in a quiet cul-de-sac on the edge of Colehill Plantation.

Set in delightful landscaped gardens, the property has been extended and altered to provide excellent, flexible family accommodation. It enjoys good access to local schools and shops, the market town of Wimborne Minster, the coastal resorts of Poole and Bournemouth, and the A31 linking with the M27.

11 Middlehill Drive benefits from gas central heating, UPVC double glazed windows and a security alarm system.

- Dual aspect lounge
- Contemporary kitchen/dining room
- Utility room
- Snug/bedroom 4
- Study/bedroom 5
- Wet room
- Impressive master bedroom suite
- Family/bath shower room
- Indoor swimming pool complex
- Integral double garage

Viewings by appointment
Price Guide £725,000 Freehold





There is a spacious reception hall with a coat cupboard and a further cupboard housing a Flowmaster pressurised hot water cylinder.

The dual aspect lounge features a polished stone open fireplace (with inset 'living flame' gas fire) and double doors to a superb kitchen/dining room fitted with an extensive range of contemporary style, high gloss cream units, an island unit/breakfast bar with 5-burner gas hob and cooker hood above, 2 Bosch electric ovens, an integrated dishwasher, space for an American style fridge-freezer, and French doors to a sun deck and entertaining area.

There is a separate utility room with a door to the garden, and space and plumbing for washing machine and tumble dryer. The ground floor also features a study/bedroom 5, a family snug/bedroom 4 with French

doors to a paved courtyard, and a wet room with shower, WC and wash basin.

A spindled staircase leads to a galleried first floor landing with an airing cupboard (with double doors and fitted radiator.) The impressive master bedroom suite includes a dressing room (with full height double glazed Velux windows and blackout blinds,) a walk-in closet and an en suite shower room with a large shower area, a WC and a circular wash basin on a washstand.

The first floor has 2 further double bedrooms, both of which have built-in wardrobes, and there is a family bath/shower room with double-ended bath, corner shower, wash basin and WC.





A wide driveway provides ample off road parking and leads to an integral double garage with a remote-controlled electric door, lighting and power points.

The swimming pool complex is a purpose-built, cavity wall insulated brick building with a pitched roof. It houses a swimming pool heated by an energy-efficient airsource heat system, with steps into the shallow end, a new vinyl liner, and a circulation pump. Double glazed doors lead to a pool terrace.

The gardens have been landscaped with lawns interspersed with shrubs extending to the side of the property. There is a timber entertaining deck and a paved terrace with a retaining wall along the rear of the property.

DIRECTIONS: From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the crossroads opposite Colehill Post Office. Turn right into Middlehill Road and proceed for about half a mile, passing Colehill First School on the left. Take the next turning on the left into Middlehill Drive, and number 11 can be found at the far end of the cul-de-sac, on the left hand side.

COUNCIL TAX: Band G

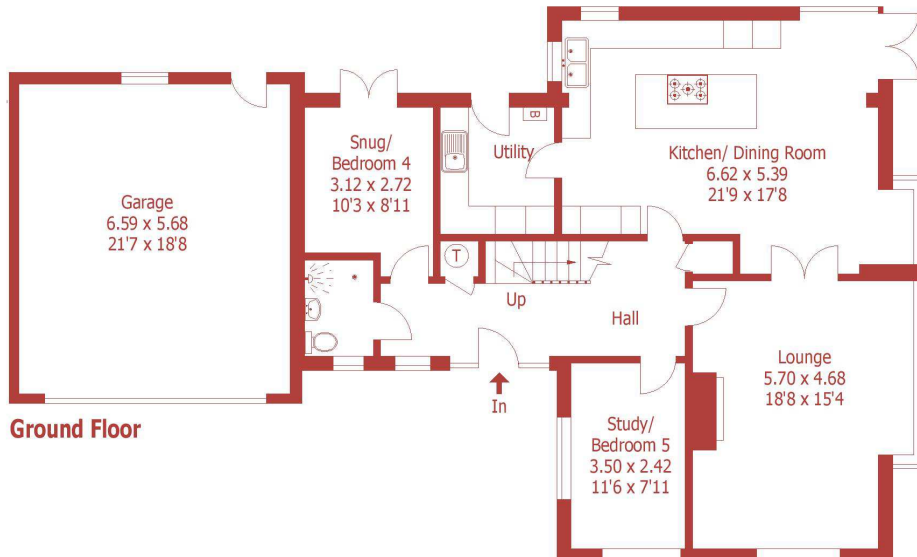
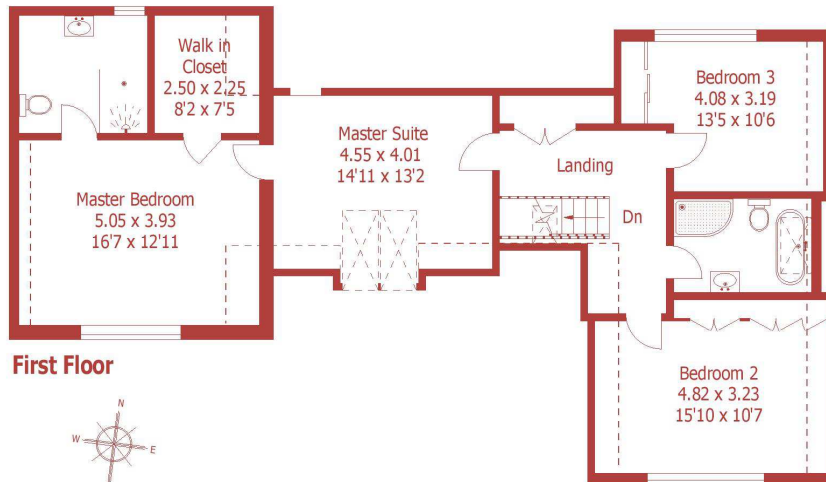
EPC RATING: Band C



11 Middlehill Drive, Colehill

Approximate Gross Internal Area :- 248 sq m / 2672 sq ft

Pool House Approximate Gross Internal Area :- 51 sq m / 551 sq ft



For identification purposes only, not to scale, do not scale

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