



57 Wimborne Road, Colehill, BH21 2RR

£650,000

- Superb Detached Family Home
- Secluded South Facing Rear Garden
- Family Bathroom, En- Suite and Ckroom
- Contemporary Open Plan Living
- Parking and Garage
- Utility Room
- Character Features Retained
- Three Double Bedrooms
- Sought After Location

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We are delighted to offer this superb three double bedroom detached family home that has been tastefully extended and renovated to create a contemporary living space, whilst still retaining much of the original character. A real feature is open plan kitchen/diner with bi-fold doors directly opening to a good size South facing rear garden, offering seclusion for the family or entertaining. The property is situated in a sought after location close to Colehill centre and with easy access to Wimborne Town Centre.



Council Tax Band: E



Area

Colehill is a small village located on the outskirts of the town of Wimborne Minster and is surrounded by beautiful countryside, with the New Forest National Park on the door step. The village has a population of around 5,000 people and is within the catchment of good quality first and middle schools. There are many walking and cycling trails in the area, which offer stunning views. The village is also home to several parks and gardens, which are perfect for picnics and relaxing in the sun. Conveniently located with easy access to Ringwood, Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. The village also has a strong community spirit, with many local events and festivals taking place throughout the year. It has several historic buildings and landmarks, including the St. Michael's Church, which dates back to the 12th century. Colehill is a charming and peaceful village that offers a chance to escape the hustle and bustle and enjoy the beauty of the English countryside.

Description

Accommodation Comprises. Covered Entrance Porch, Front door with stained glass through to Entrance Hall, dado rail, stripped floor boards, character archway with original detailing.

Lounge to the front, double aspect with windows to front and side, recessed area.

Living/Day Room, feature chimney breast with inset wood burner, window to side, half paneled walling, double opening glazed doors opening to stunning and contemporary Kitchen/Diner.

Kitchen/Diner, double aspect also with lantern roof light making a bright and airy room, bi-fold doors opening adjoining patio and rear garden. Dining area has spot lights and tiled

flooring, Kitchen Area with centre Island with solid oak work surface, range of further work surfaces with ample shaker style storage cupboards and drawers, built in induction hob, extractor hood over, built in NEFF double oven, drinks cooler, dishwasher and space for fridge/freezer, door to Utility.

Utility. matching shaker style cupboards, space and plumbing for washing machine and tumble drier, tiled floor, door to Cloakroom

Cloakroom, low level w.c. wash hand basin, window to side. Stairs from the Entrance Hall to First Floor Landing, hatch to loft space.

Bedroom One , a generous double Room located to the front, wall mounted bedside wall lights, walk in wardrobe with ample hanging and shelving. En-suite, walk in shower with rain water shower head, fully tiled, glazed shower screen, vanity wash hand basin, low level w.c. heated towel rail, window to front.

Bedroom Two, double room, window to rear.

Bedroom Three, double room, window to rear.

Bathroom, a good size, bath with separate shower and attachment, glazed shower screen, vanity wash hand basin, low level w.c. heated towel rail, window.

Outside, the rear garden is a real feature being South facing with mature shrubs, hedging and trees giving total seclusion.

A large paved patio adjoins the property, a perfect space for entertaining and al fresco dining, adjoining graveled area with inset mature Olive tree, middle part of the garden is mainly laid to lawn, raised flower and shrub borders, wild flower garden to the rear with further paved patio, open summer house, side access to Garage.

Garage, light and power point, pitched roof with good storage. Front - Parking for two cars.







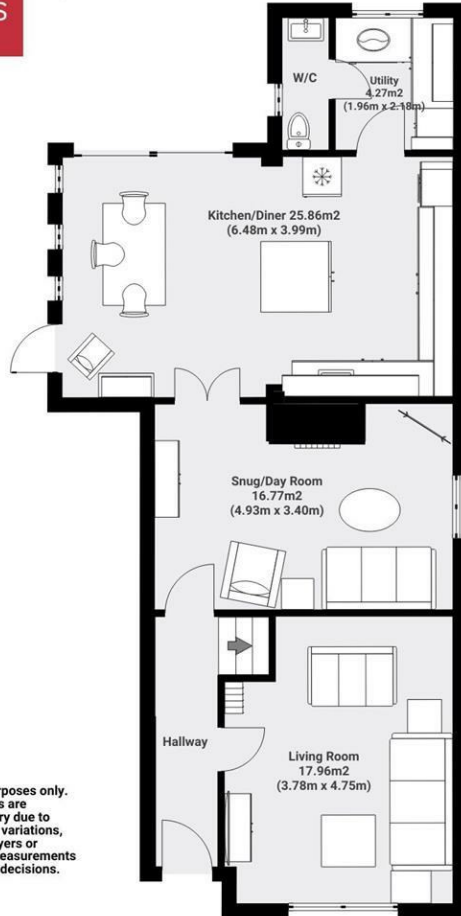
**Wimborne Road
BH21 2RR**

DETAILS

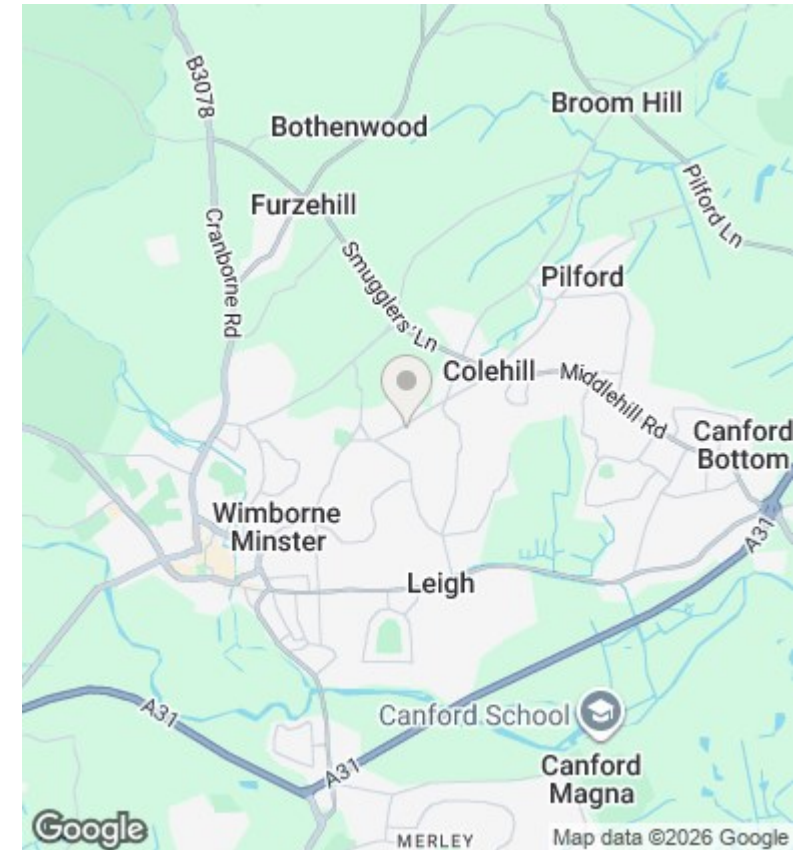
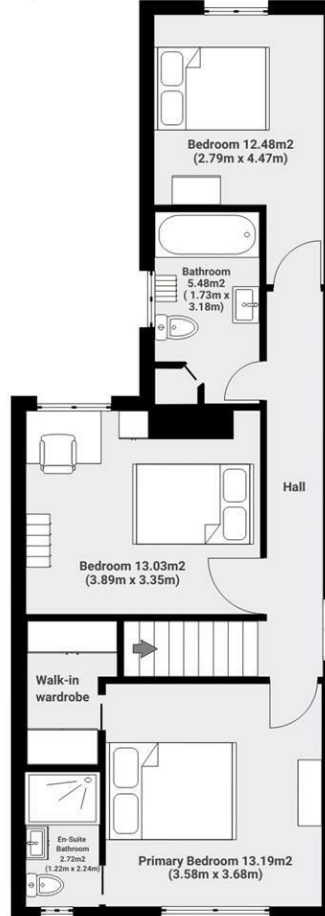
Total area:
127.12m²
1368.21 sq ft

The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.

▼ **Ground Floor** TOTAL AREA: 69.70 m²



▼ **1st Floor** TOTAL AREA: 58.05m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive
2002/91/EC

