



Instinct Guides You



## Westhill Road, Wyke Regis £550,000

- Set In Beautiful Gardens
- Substantial Character Home
- Two Separate Outbuildings
- Conservatory
- Four Double Bedrooms
- Large Driveway
- Bedroom with En-suite
- Close To Fleet Lagoon
- Solar Panels
- Nr Old Wyke Square



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An attractive FOUR DOUBLE BEDROOM period residence with an additional DETACHED FORGE sat within lovely gardens with a large driveway and TWO BATHROOMS spread over three floors. 'Rose Hill Cottage' is situated just off Old Wyke Square within moments of the Fleet Lagoon and close to many amenities including a variety of shops and schools.

Upon entering, you are greeted by a warm hallway accentuated by period features such as high ceilings and attractive woodwork. The ground floor blends traditional charm & convenience, featuring a kitchen with three reception rooms.

The kitchen has a range of modern units that beautifully contrast the age of the home and benefit from an integral electric oven and hob. The room flows into an open-plan breakfast room and is substantial in size offering a beautiful family/entertaining space. A cloakroom finishes the ground floor perfectly. The sitting room/dining room is a second open-plan space that benefits from an attractive dual-aspect. The room's size offers excellent versatility.

To the first floor are three double bedrooms and the family bathroom. Bedroom two is a bright, spacious room with two windows that beautifully illuminate the space. Bedrooms three and four are further doubles both with ample space for furnishings. Stairs rise again to the principal bedroom which benefits an en-suite bathroom. The room has a beautiful bright and airy feel thanks to triple aspect windows that enjoy some far-reaching views.

Outside, the property is surrounded by an attractive garden landscaped with mature trees, lush greenery, and colourful blooms that provide a picturesque backdrop for a growing family. Additionally, two outbuildings offer versatile spaces that can be adapted to suit a variety of purposes, whether it be a home office, studio, or workshop, providing endless possibilities for creativity and productivity. The front drive offers ample parking for multiple vehicles.



## Room Dimensions

Lounge 11'11 x 11'3 (3.63m x 3.43m)

Dining Room 11'11 x 11'1 (3.63m x 3.38m)

Breakfast Room 12'0 x 11'3 (3.66m x 3.43m)

Kitchen 11'1 x 9'3 (3.38m x 2.82m)

Bedroom Two 14'2 x 10'6 (4.32m x 3.20m)

Bedroom Three 11'2 x 10'6 (3.40m x 3.20m)

Bedroom Four 11'11 x 10'6 (3.63m x 3.20m)

Master Suite 21'8 x 9'3 max (6.60m x 2.82m max)

Workshop 18'5 x 10'5 (5.61m x 3.18m)

Conservatory 15'8" x 9'7" (4.8 x 2.93)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.