



35 Pilford Heath Road
Colehill, Wimborne
Dorset, BH21 2LU

A beautifully presented 4/5
bedroom detached chalet style
bungalow with a large, south
facing rear garden, in an
established residential area.

PRICE GUIDE: £850,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



In recent years the property has been extended and refurbished throughout, and provides spacious, flexible accommodation benefitting from gas central heating, UPVC double glazing, modern kitchen and bathroom fittings, ample off road parking and an outdoor entertainment area.

There is an attractive reception hall with high vaulted ceiling, tiled floor and under stairs cupboard. Double doors lead to a spacious, L-shaped lounge/dining room with a decorative limestone fireplace surround, and a patio door to a raised sun deck/covered seating area. The dining area, which has an independent door access, was formerly a fifth bedroom and could be reinstated as such.



1



4



3



From the hall, double doors give access to a large kitchen/breakfast room with a tiled floor, a patio door to the raised sun deck, an excellent range of units, an island (with a granite worktop), an integrated dishwasher, a large range cooker, and space for a fridge-freezer. The separate utility room has a sink, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas central heating boiler, and door to outside.



Bedroom 4 has a range of fitted furniture, and there is a ground floor shower room.

From the hall, stairs give access to a large, galleried first floor landing with airing cupboard and 2 skylights. Bedroom 1 has an excellent range of furniture including a large walk-in wardrobe, and an en suite shower room.



Bedroom 2 has fitted wardrobes and loft access, bedroom 3 has fitted wardrobes and dressing table, and there is a family bathroom including a jacuzzi bath (with shower and screen above) and a skylight.

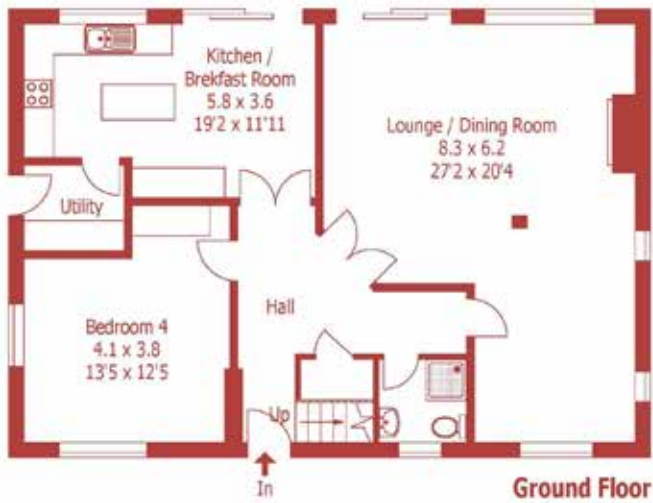
Outside, a driveway extends to a large parking area with raised shrub beds. A side gate leads to the rear garden, where an overhang provides a covered seating area with timber sun deck and recessed lighting, ideal for al fresco dining.

Enclosed by established hedges, affording a fair degree of privacy, the garden also features a lower patio, a large shaped lawn, wide shrub beds and a timber summerhouse.

Location: Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster



Approximate Gross Internal Area :- 174 sq m / 1872 sq ft.



For identification purposes only, not to scale, do not scale
Drawn using existing drawings and dimensions



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



(approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

Directions: From Wimborne, proceed up Rowlands Hill, bear left at the mini roundabout going past Colehill cricket ground, and on to Colehill cross-roads (opposite the Co-Op/Post Office stores). Turn right into Middlehill Road and continue for half a mile going past the library and First School, and turn left into Pilford Heath Road. Number 35 can be found on the left hand side, just before the junction with Brackenhill Road.

Council Tax: Band F

EPC Rating: Band







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth