



110 BRIDLE WAY, COLEHILL, WIMBORNE, DORSET, BH21 2UX  
£540,000 FREEHOLD

## A WELL PRESENTED AND MAINTAINED 4 BEDROOM DETACHED HOUSE APPROACHED OFF A LONG DRIVEWAY, WITH AMPLE OFF ROAD PARKING AND A DETACHED DOUBLE GARAGE.

### SUMMARY:

Set in a small cul-de-sac on a popular development, the property benefits from gas central heating, UPVC double glazing, oak flooring to the majority of the ground floor, and owned solar panels attracting a rebate from the National Grid.



### AT A GLANCE

- 4 bedrooms
- Generously sized lounge
- Dining Room & spacious kitchen
- Bathroom, en suite shower room & cloakroom
- Double garage & off road parking



## DESCRIPTION:

An entrance porch leads to a reception hall with an under stairs cupboard and a cloakroom (with WC and wash basin).

The spacious lounge has 2 windows to the front, a wood burner, and a wide archway to a dining room with patio door to the rear garden.

There is a generously sized kitchen with ample units and worktops, Rangemaster dual fuel oven (with 6 burners and electric double oven), space for American style fridge-freezer, space and plumbing for washing machine and dishwasher, Glow Worm gas boiler, and door to outside.

The first floor landing has an airing cupboard, and access to the part boarded roof space. Bedroom 1 has 2 built-in double wardrobes and an en suite shower room (with shower, wash basin and WC). Bedroom 2 has a bay window, bedroom 3 has a built-in wardrobe, and bedroom 4 overlooks the rear garden. The family bathroom has a bath, a wash basin and a WC.



At the end of the cul-de-sac, a driveway approach leading to the property provides parking. Over the pedestrian footpath a further section of driveway leads to a 5-bar gate beyond which is secure parking and a detached double garage (with pitched roof, ample eaves storage space, power and light).

The front garden has a retaining wall and a shrubbery with a selection of plants. The nicely enclosed rear garden has a central lawn, flower beds, a spacious timber chalet and a lean-to garden store. A further asset is a nicely enclosed kitchen garden area with compost bins and a greenhouse.

### 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 (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.

### COUNCIL TAX:

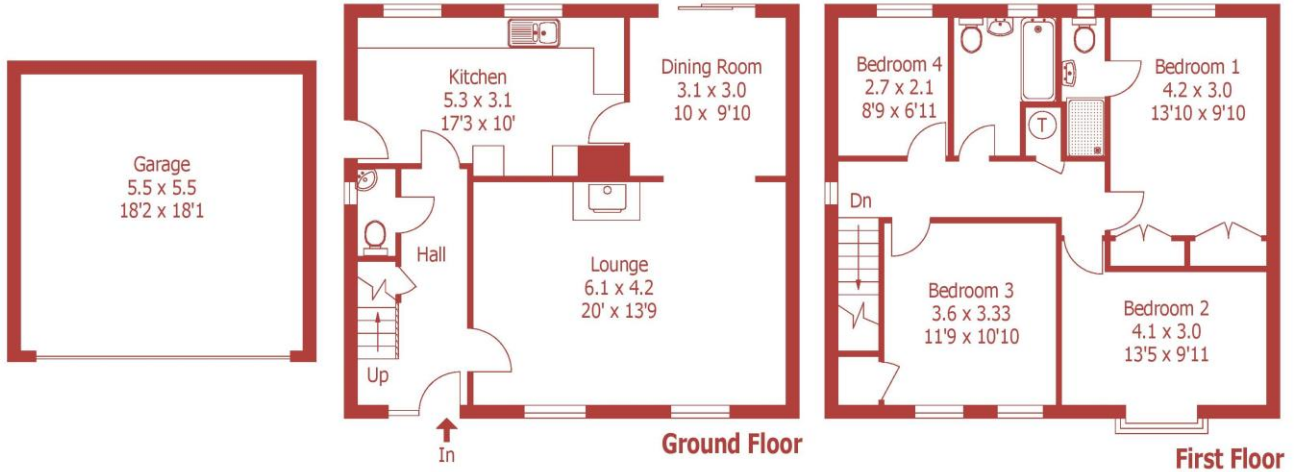
Band E

### DIRECTIONS:

From Wimborne, proceed up Rowlands Hill, past Colehill Cricket Ground and along Wimborne Road to the crossroads opposite Colehill Post Office. Turn right into Middlehill Road and proceed past Colehill First School. Continue down the hill and turn left into Bridle Way, and follow the road around. Number 110 can be found in a cul-de-sac on the right hand side.



Approximate Gross Internal Area :- 120 sq m / 1296 sq ft  
 Garage Approximate Gross Internal Area :- 30 sq m / 326 sq ft



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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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