



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

A contemporary style 4/5 bedroom detached chalet style house with a large, private rear garden, in an established residential road in the popular area of Colehill.

PRICE GUIDE: £775,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



The property has been refurbished over the last 13 years, and offers interesting features including a superb kitchen/family room with a vaulted ceiling. The well proportioned, flexible accommodation benefits from gas central heating and UPVC double glazing, and includes 2 ground floor bedrooms and a bathroom. The first floor offers 2 large bedrooms with walk-in wardrobes and en suites, plus a study/fifth bedroom.

There is ample off road parking and, across the rear of the house, a covered verandah looking onto a delightful garden.

A spacious entrance porch has double doors to a large reception hall with a log burner. The comfortable, well proportioned sitting room has double doors to the rear verandah, giving a lovely outlook over the garden. A large dining room/fourth bedroom has deep built-in cupboards, one of which contains the Glow Worm gas boiler and the pressurised hot water cylinder.



2



5



3



The impressive contemporary style kitchen/dining room features a high vaulted ceiling with skylights. The kitchen comprises an excellent range of units and work-tops, a dual fuel gas and electric range cooker (with 7 burners, 2 electric ovens and grill), extractor, space and plumbing for washing machine and dishwasher, space for fridge-freezer, and door to outside. A step leads down to the family area which has a large picture window overlooking the garden, and French doors to a terrace.

Bedroom 3 is a spacious double room to the front, and there is a ground floor bathroom with bath (with shower attachment and screen above), wash basin and WC.

From the hall, stairs lead to the first floor. Off the main landing, bedroom 1 is a large room with a large cathedral style window to the front, a large dressing area and an en suite shower room (with power, wash basin and WC).

Bedroom 2 is a spacious double room with walk-in wardrobe and en suite shower room (with shower, wash basin and WC). There is also a study/fifth bedroom with 2 skylights.



The property is nicely screened from the road by an established hedge. A driveway offers ample off road parking. A side gate gives access to the private rear garden. There is a covered verandah at the rear of the house with inset lighting, 2 water taps and a power point. The garden also offers a paved terrace, a lower patio, a neatly maintained lawn, well stocked borders, a raised wildflower bed, and a woodland area with a substantial timber summerhouse and a barbecue area (with pergola).

**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.





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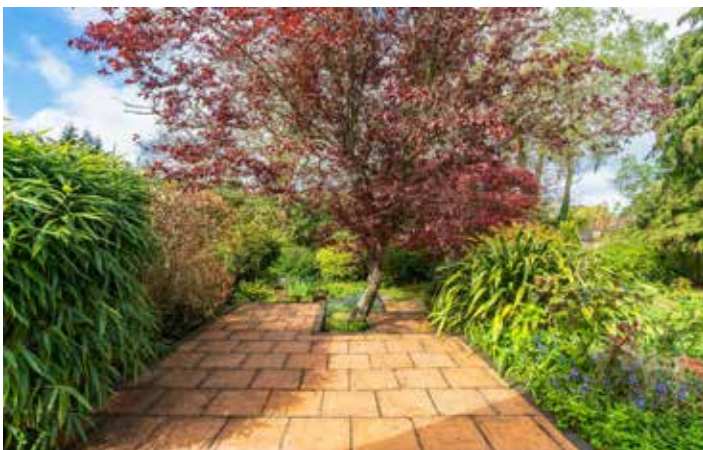


**DIRECTIONS:** From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the staggered crossroads opposite Colehill Post Office, and turn right into Middlehill Road. Proceed past the parade of shops on the right and Colehill Library on the left, and take the next turning left into Pilford Heath Road. Proceed past the turning to Cannon Hill Road, and number 29 is the third property on the left.

**COUNCIL TAX:** Band F

**EPC RATING:** Band C







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