



Christopher
Batten

in association with

Winkworth

Firs dell, Northleigh Lane, Colehill, Wimborne

Dorset, BH21 2PL

Firsdell, Northleigh Lane,
Colehill,
Wimborne, Dorset
BH21 2PL

An impressive 5 bedroom, 5 reception, 4 bathroom detached house extending to over 3,500ft² and standing in grounds of more than half an acre, with 6-car garaging and extensive parking, in a sought after, leafy lane less than 1.5 miles from Wimborne town centre.

PRICE GUIDE:
£1,595,000 FREEHOLD



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Built in the 1990s this substantial family home is of traditional construction with facing brick elevations. It is connected to all mains services, and has gas central heating. The 5 reception rooms include a large games room.

Firsdell enjoys easy access to a range of amenities in Colehill, including local shops and First and Middle Schools, and to Wimborne's excellent shopping and leisure facilities. Dumpton Preparatory School is within easy reach at Furzehill, and the wider area is well served by both state and independent schools.

An oak front door opens onto a spacious and light reception hall with an excellent range of full height cupboards. A ground floor cloakroom with a WC and wash hand basin is at the foot of the stairs.

The large sitting room with superb views of the garden is to the right and there is a dining room opposite with sliding glazed doors to the outside. At the rear of the hallway is a generous study with a triple aspect overlooking the rear garden. To the right of the front door is a family room with a bay window and access to the games room.

To the right hand side of the house is a magnificent games/reception room extending to over 37ft in length, with a vaulted ceiling, oak flooring (with under floor heating), glazed double doors at one end, multiple windows on all sides and double oak doors to the front. There is obvious potential for alternative use of the space.

The kitchen/breakfast room has modern units and formica surfaces, a ceramic sink, an island (with granite top), Electrolux double oven, 4-burner gas hob, extractor, Fridgemaster fridge-freezer, De Dietrich microwave, space for dishwasher, and glazed double doors to outside. The adjacent utility room has wall and floor units, stainless sink, Glow Worm gas boiler, space for white goods and door to outside and the garages.



5



5



4

The first floor landing has an airing cupboard housing the hot water cylinder which supplies pressurised hot water to the house. Bedroom 1 has an excellent range of fitted wardrobes, oak strip flooring, a fine view of the rear garden, and a spacious en suite bath/shower room (with bath, vanity wash basin, WC and shower enclosure).

Bedroom 2 is a spacious double room with built-in storage cupboard, an en suite dressing room and a fully tiled en suite bathroom (with bath, wash basin and WC). Bedroom 3 has a built-in wardrobe and a fully tiled en suite shower room (with shower, vanity wash basin and WC).

Bedroom 4 is a spacious bedroom to the rear, with a built-in wardrobe, and bedroom 5, to the front, has oak strip flooring and built-in wardrobe. The family bathroom comprises shower cubicle, wash basin and WC.

Firsdel stands in attractive grounds enclosed by a wealth of trees and shrubs, and approached through wrought iron electric gates leading to a large block paved driveway. There is parking for multiple vehicles, and 6-car garaging in an attached 3-car garage and a detached 3-car garage, both with electric doors. The gardens include large lawns and an area of woodland with a pathway running through it. A large area behind the separate garage block provides an amenity area for compost, logs and wildlife.

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, 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, passing Colehill Cricket Ground on the left, and along Wimborne Road. At the war memorial crossroads, turn right into Northleigh Lane. Proceed down the lane, and Firsdel can be found on the right hand side.

COUNCIL TAX: Band G

EPC RATING: Band C











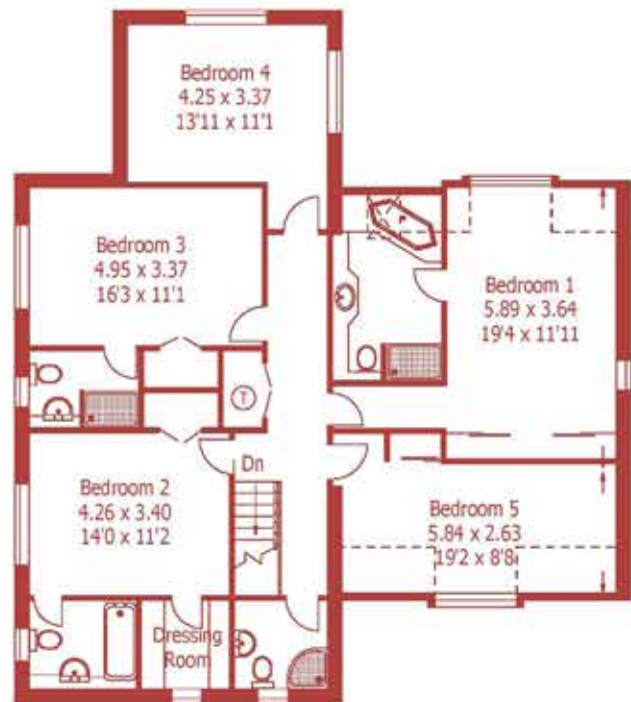
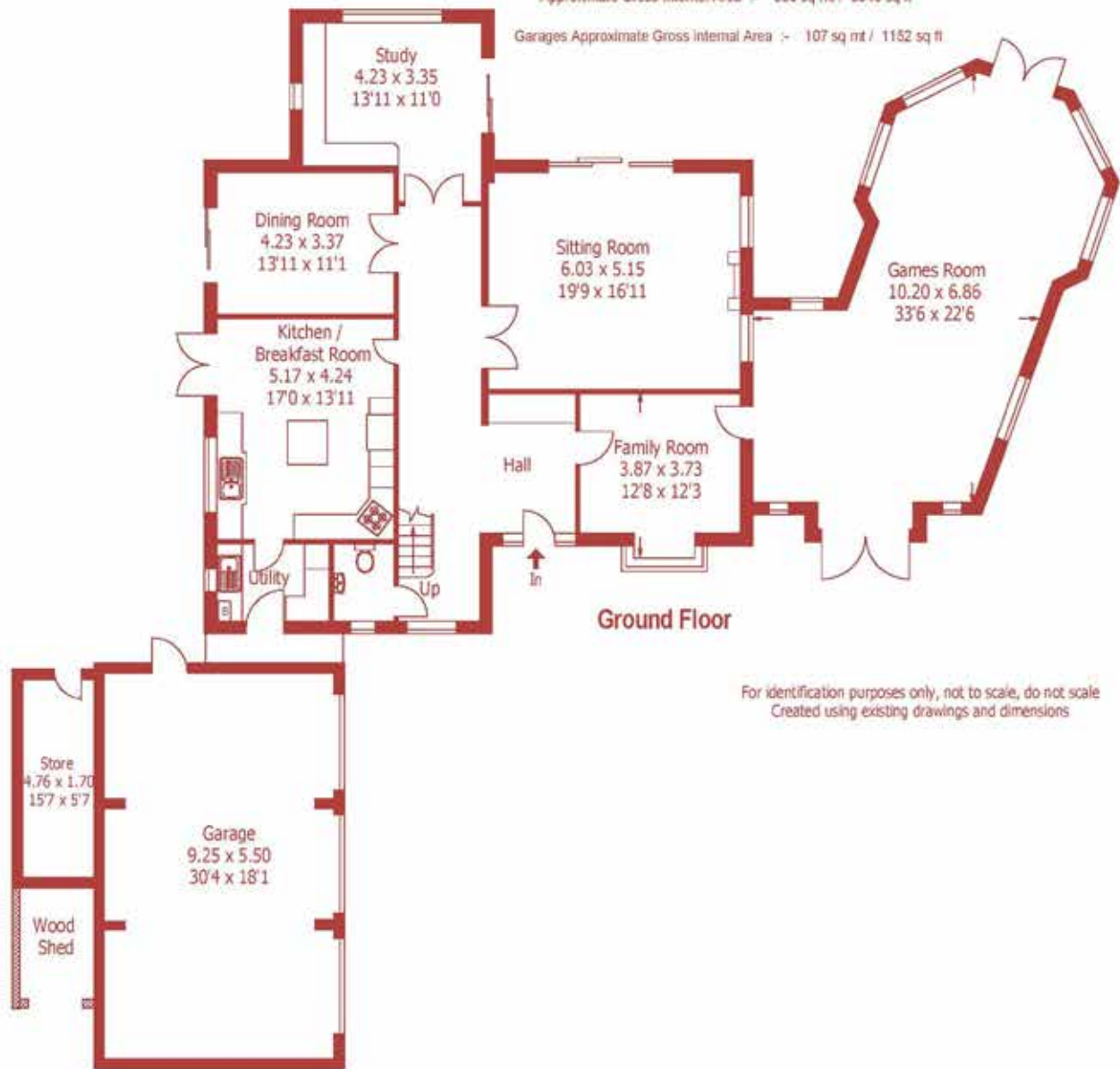




Firdell, Northleigh Lane, Wimborne

Approximate Gross Internal Area :- 330 sq mt / 3548 sq ft

Garages Approximate Gross Internal Area :- 107 sq mt / 1152 sq ft



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

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