

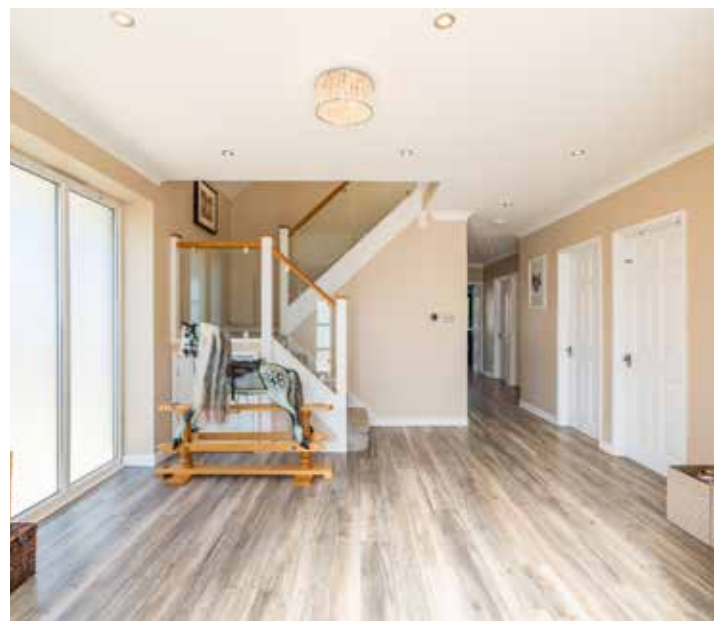


29 Hayes Lane  
Wimborne  
Dorset, BH21 2JA

A beautifully presented, extended and refurbished 4/5 bedroom chalet style detached house offering deceptively spacious accommodation of over 1900ft<sup>2</sup>.

PRICE GUIDE: £650,000-£675,000  
FREEHOLD

Council Tax: Band D  
EPC Rating: Band C



Christopher  
**Batten**

in association with

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This stylish family home offers flexible, contemporary style open plan living, with a large reception hall, a lounge, a superbly fitted kitchen/dining room (with bifold doors to the private, westerly facing rear garden), 3 ground floor bedrooms, a ground floor bathroom, and 2 spacious en suite bedrooms on the first floor.

The property benefits from gas central heating, UPVC double glazing, air conditioning, ample off road parking and a detached garage/workshop/studio.

A large and welcoming reception hall with built-in and under stairs cupboards leads to a ground floor cloak-room. There is a spacious lounge (with log burner and air conditioning unit) leading to an impressive kitchen/dining room with 3 roof lanterns, bifold and double doors to the garden, an island, an extensive range of units and solid timber worktops, integrated wine chiller, Indesit microwave, range cooker, dishwasher, and space for American style fridge-freezer. Further double doors lead back to the hall.



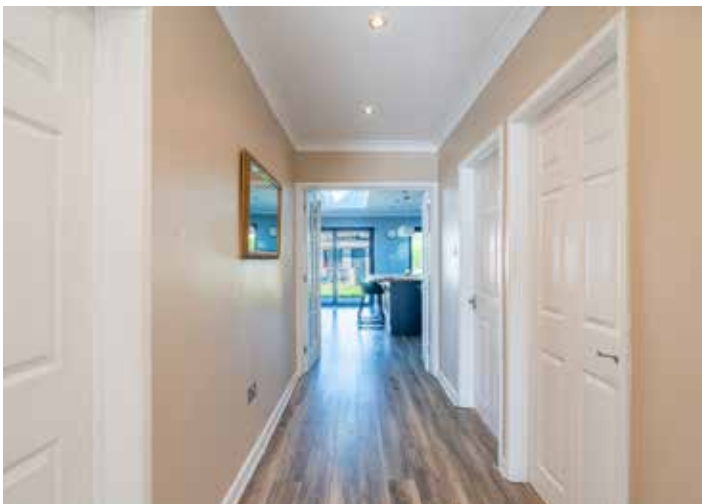
2



5



3



There is a separate utility room with sink, worktop and plumbing for a washing machine.

There are 3 further ground floor rooms ideal as bedrooms and/or study space, and a bathroom with shower bath, WC and wash basin.

From the hall, stairs lead to the first floor landing.

Bedroom 1 has a large cathedral style window, air conditioning, wardrobes, access to eaves storage space, and an en suite shower room with walk-in shower, WC, wash basin. Bedroom 2 has air conditioning and an en suite shower room comprising shower, WC, wash basin and cupboard housing the Worcester combination gas boiler.

Outside, the property is screened by a hedge boundary and has a gravelled parking area. The driveway continues through high timber gates at the side of the property to a garage/studio/workshop complex (with electric up-and-over door, lighting, power points, store room, workshop and personal side door.)

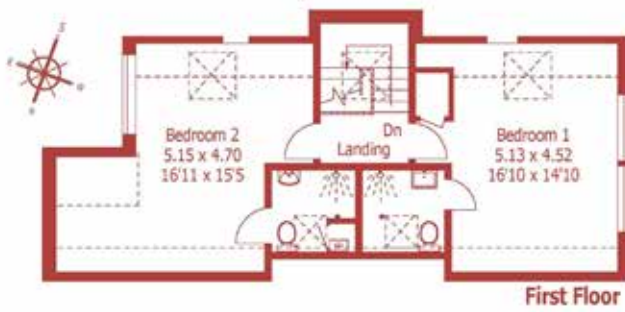


There is a nicely enclosed, private westerly facing rear garden with a lawn and a paved terrace.

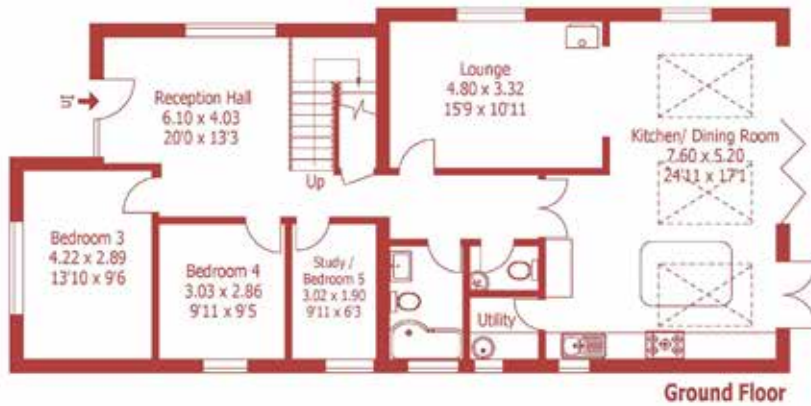
Location: Hayes Lane enjoys easy access to local shops in Dales Drive, Wimborne Road West and Colehill, which also has First and Middle Schools. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Just before the petrol station on the left, turn left into Hayes Lane, and number 29 can be found on the left hand side.





Approximate Gross Internal Area :- 180 sq m / 1939 sq ft  
 Garage / Workshop Approximate Gross Internal Area :- 40 sq m / 435 sq ft



For identification purposes only, not to scale, do not scale



**DISCLAIMER:**

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