



Christopher
Batten

in association with

Winkworth

South Park, Park Homer Road, Colehill, Wimborne

Dorset, BH21 2SP

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A stunning, beautifully appointed, individual 5/6 double bedroom detached house tucked away from main roads and traffic in a sought after location in Colehill, less than 1.5 miles from Wimborne town centre.

PRICE GUIDE:
£2,350,000 FREEHOLD

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Built to a high specification by the present owners in 2005, this substantial, architect-designed family residence offers almost 4,000ft² of luxury accommodation arranged over 3 floors and complemented by a 4-car garage complex with a self-contained annexe.

Connected to all mains services, the property has under floor gas central heating throughout, oak and glass staircases, Travertine tiled floors, a superb Kitchen Elegance kitchen/dining/family room, 5 double bedrooms and 3 luxury bathrooms. There is also a useful hobbies room/sixth bedroom accessed via a spiral staircase from the ground floor study.

South Park stands in landscaped grounds of almost half an acre including excellent paved parking.

The house impresses from the start, with a tiled bridge over a water feature leading to a sandstone terrace beside the front door. The reception hall has a coat cupboard and a fully tiled ground floor cloakroom, and gives access to an inner hall overlooking the lower ground floor, with a door to outside.

A spacious study has full height windows and double doors to the garden, and a spiral staircase leading up to a hobbies room/sixth bedroom with 2 rooflights, and oak and glass balustrades overlooking the ground floor.

From the ground floor hall, a short flight of steps lead to the lower ground floor hallway which has 2 cupboards. Glazed bifold doors give access to a light, dual aspect sitting room overlooking the garden, with a contemporary firebox. Further glazed doors open into a dual aspect lounge/snug with glazed doors giving fine views over the garden.

Also on this level is a magnificent 26ft x 19ft kitchen/dining/family room with an excellent range of gloss units and 30ml granite surfaces, large island/breakfast bar with glass surface, and Franke 1.5 bowl sink (with waste disposal unit, filtered water tap and Quooker boiling water tap). Appliances include Neff conventional and steam ovens, 2 warming drawers, 3 Siemens hobs (2 induction and 1 gas), extractor unit, 2 fridge/freezers and wine cooler. The dining/family area has full height windows and space for a sofa.



4



6



3

A rear porch with door to outside also leads to a laundry room with space for white goods, pressurised hot water tank, Vaillant gas boiler, sink and excellent storage.

From the ground floor, twin staircases lead to the first floor landing (with walk-in linen cupboard) which overlooks the entrance hall. The stunning triple aspect principal bedroom suite features fitted twin dressing rooms, and an impressive fully tiled en suite bath/shower room (with double-ended Jacuzzi bath, walk-in double shower, vanity unit with 2 wash basins, and WC). Double doors open onto a terrace which is also accessed from 2 further double bedrooms, both of which have extensive fitted furniture. The adjacent family shower room comprises walk-in double shower, WC and vanity unit with glass worktop and ceramic Villeroy & Boch basin.

On the second floor there are 2 large bedrooms (one dual and one triple aspect) with fitted furniture, and a fully tiled family bath/shower room with double-ended bath, walk-in double shower, WC and vanity wash basin with glass worktop. There is also a useful storage room off of bedroom 5.

Outside, wrought iron electric gates on brick piers lead to a large paved courtyard with parking for numerous vehicles. The detached 4-car garage complex has a tiled floor and includes a large store and a cloakroom (with WC and butler's sink). A self-contained entrance leads to the annexe which has, on the ground floor, a kitchen with stainless steel sink, worktop, Miele oven, touch-control hob, washing machine, fridge and freezer. A staircase leads up to a living room with 2 Velux rooflights, and a bedroom area with dressing room, fitted cupboards and drawers, and en suite shower room.

The beautifully landscaped, private gardens surround the property on all sides and include gently sloping lawns, paved terraces, ponds, well planted borders and a woodland area. To the rear of the house is a private deck with barbecue area and built-in hot tub.

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. Queen Elizabeth's Comprehensive School is easily accessible at Pamphill, as are Poole and Parkstone Grammar Schools, Dumpton Preparatory School at Furzehill, Canford School, within 4 miles at Canford Magna, and Bryanston School at Blandford.







DIRECTIONS: From Wimborne, proceed up Rowlands Hill. At the small roundabout, take the first exit and continue up Rowlands Hill, which becomes Wimborne Road. Proceed to the staggered crossroads opposite Colehill Post Office, and turn right into Middlehill Road. Take the second turning on the right into Park Homer Road, continue down Park Homer Road, passing Kyrchil Way on the right, and the property can be found around the corner on the left hand side.

COUNCIL TAX: Band H

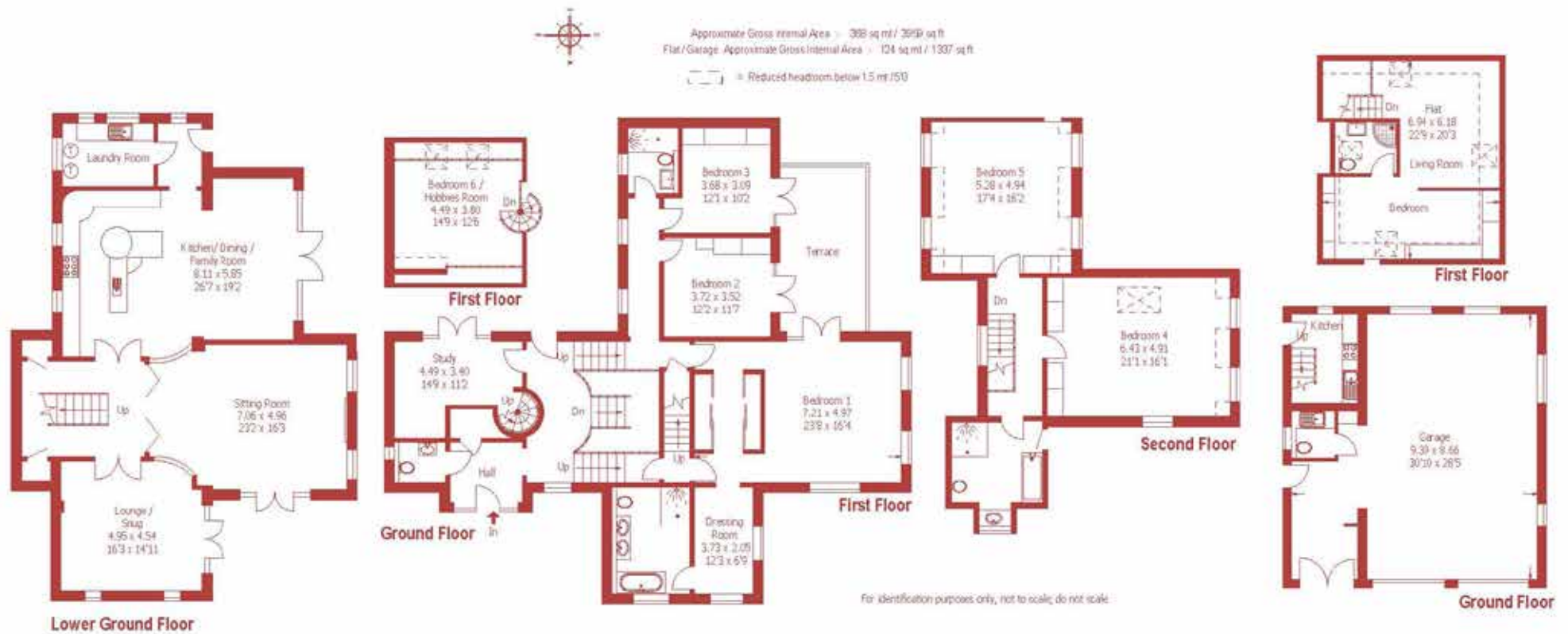
EPC RATING: Band C











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Annexe Pictures Above

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