



Rainbows End
36 Lonnen Road, Colehill
Wimborne, Dorset, BH21 7AX

A spacious 4/5 bedroom split level detached house with a south facing rear garden, and country views from the front elevation, in an established, non-estate road in the popular area of Colehill.

PRICE GUIDE: £795,000
FREEHOLD



Christopher
Batten

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Built as an individual property in the 1970s, this well maintained timber-framed property is set in an elevated position and benefits from replacement UPVC double glazing, a modern gas central heating boiler, a security alarm, and a modern kitchen, bathroom and en suite shower room. The flexible accommodation includes 2/3 reception rooms and 4/5 bedrooms. The nicely proportioned lounge has an open fireplace, and there is a separate dining room. On the lower level there is a study/fifth bedroom with direct access to the double garage.



Steps with a wrought iron handrail lead to the front door which opens into a large reception hall with a built-in coat cupboard. Glazed double doors open through to the lounge which has a brick open fireplace. A further pair of glazed doors lead to a dining room (with patio door to the south facing garden terrace).



3



3



2



The kitchen/breakfast room features modern units, breakfast bar, worktops, fridge, dishwasher and Rangemaster stove (with 5 gas burners). The lower hallway has a personal door to the garage, and a cloakroom (with WC and wash basin). There is also a utility room with sink, space and plumbing for washing machine, Worcester gas central heating boiler, and door to the rear garden. The study/bedroom 5 has a patio door to the rear garden terrace.

From the hall, a short set of wide stairs lead to the first floor where there is an airing cupboard and a loft access. Bedroom 1 has an en suite shower room (with shower, WC and wash basin). Bedroom 2 has fitted wardrobes, bedroom 3 has built-in wardrobes, and there is a fourth bedroom. The family bathroom has a modern white suite comprising bath (with shower and screen above), WC, wash basin and towel radiator.

A block paved driveway provides ample off road parking and there is a raised sleeper rockery, an oak tree and flower beds. The integral double garage has an electric door, lighting, power, workbench, side window and door.



Access at the side of the property leads to a south facing rear garden with a paved terrace adjacent to the house, and steps to raised, sloping grass banks with established silver birch trees. The garden is nicely enclosed by established laurel hedges, providing privacy.

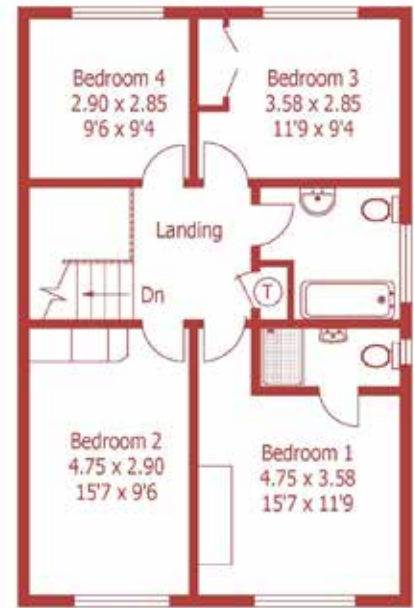
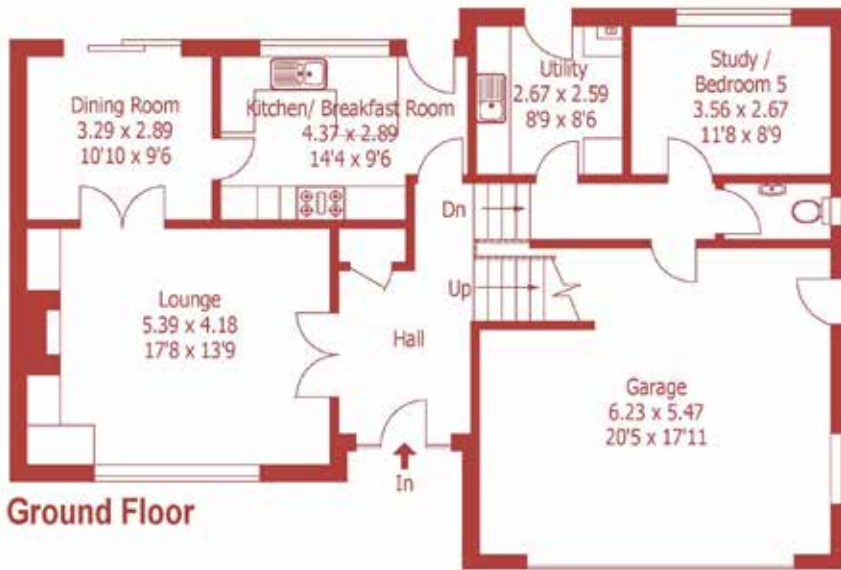
LOCATION: Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

DIRECTIONS: From Wimborne, proceed up Rowlands Hill, past Colehill cricket ground and along Wimborne Road. At the staggered crossroads with the Post Office/Co-op store ahead, proceed across into Lonnen Road. Number 36 can be found on the right hand side, just after the junction with Four Wells Road.

COUNCIL TAX: Band F. **EPC RATING:** Band C



Approximate Gross Internal Area :- 183 sq mt / 1973 sq ft
Inc Garage



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



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