



Christopher
Batten

in association with

Winkworth

1 Stroud Close, Colehill, Wimborne

Dorset, BH21 2NX

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A very well presented, 4 bedroom detached house on a superb elevated site with outstanding views towards the coast, situated in the heart of Colehill and about 2.5 miles from Wimborne town centre.

PRICE GUIDE:
£995,000 FREEHOLD

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Built in the 1960s, the property has been extended and re-modelled in more recent years, and offers excellent accommodation. It is of traditional construction, with Purbeck stone and rendered elevations and a concrete tiled roof, and is connected to all mains services, with gas central heating and UPVC double glazed windows.

There is excellent off road parking and the gardens are outstanding.

A wide covered entrance way with a sandstone floor leads to an entrance hall with under stairs cupboard and built-in coat cupboards. The triple aspect living room has a contemporary wood burner, a timber clad wall feature, and double doors to a magnificent sun deck with a view over the garden.

The stunning kitchen/dining/family area features corner bifold doors to an outside entertaining area, underfloor heating, a large island unit/breakfast bar (with 1.5 bowl sink, hot tap and drawers), a superb range of high gloss units, a Neff double oven and grill, a Smeg induction hob, an integrated wine cooler and dishwasher, and an American style fridge-freezer.

There is a ground floor shower room and a spacious playroom/fourth bedroom with access to the garden.



2



4



3

The boot room has a door to outside, and there is a utility room, as well as a further store (formerly part of the garage) with an electric roller door.

The large first floor landing has a linen cupboard and loft access. Bedroom 1 is a large double room with built-in wardrobes, a walk-in wardrobe and an en suite shower room. Bedroom 2 has built-in wardrobes and glazed double doors to a superb sun deck, and bedroom 3 also has glazed double doors to the sun deck.

The very well presented family bathroom features a free standing bath tub, wash basin, WC, wall cabinet and access to storage space.

A spacious tarmac driveway provides ample road parking and leads to a carport. The gardens are an outstanding feature, including lawns, mixed hedges, and trees including birch, blue cedar and laurel. Steps lead up to the main deck and, at the rear, there is a large Indian sandstone entertaining terrace area, a cabin/studio and a sunken trampoline.

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 and continue past Colehill cricket ground to the crossroads with Colehill Post Office ahead. Turn right into Middlehill Road and, just before Colehill First School, turn right into Olivers Way. Stroud Close is the first turning on the left hand side.

COUNCIL TAX: Band F

EPC Rating: Band D



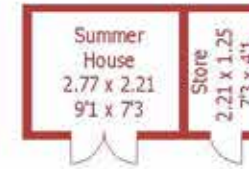








Approximate Gross Internal Area :- 224 sq mt / 2413 sq ft
Excluding Eaves Storage / Summer House.



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