



Christopher
Batten

in association with

Winkworth

7 Olivers Road, Colehill, Wimborne,
Dorset, BH21 2NU

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A stunning home with
elevated open views and a
wooded backdrop, completed in
2014, designed by the renowned
John Pardey Architects
(www.johnpardeyarchitects.com)
and enhanced by its current owners.

This impressive property boasts a
unique blend of brick and timber
frame construction and exquisite
Wester red cedar cladding,
exuding contemporary elegance.

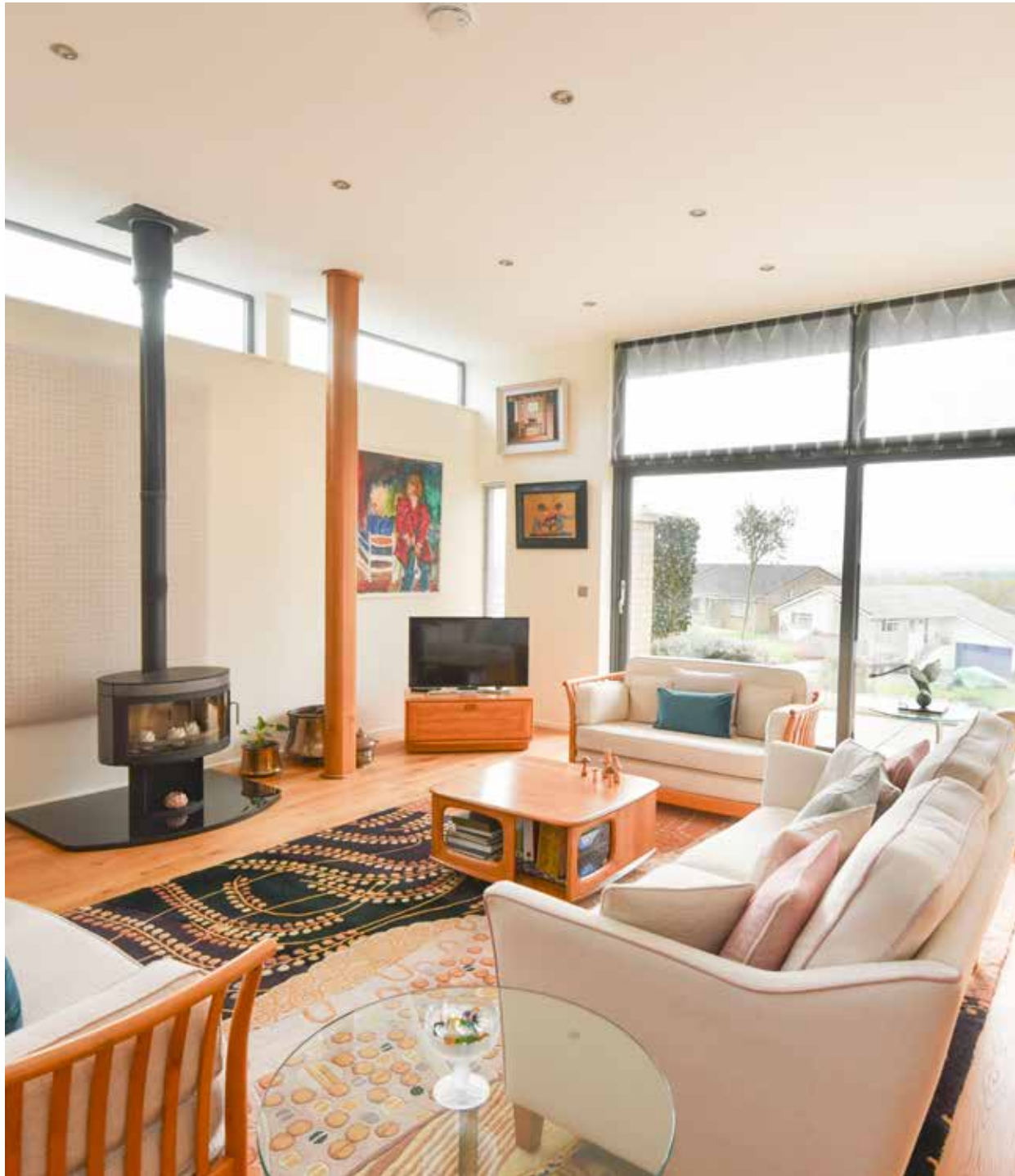
ASKING PRICE: £1,100,000
FREEHOLD

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There is gas fired under floor central heating (on both levels) beneath oak flooring, and powder-coated aluminium double glazing.

As you approach, you'll be greeted by a striking mono-pitch roof with a living sedum covering.

Positioned on a north/south-facing axis, the property offers a balance between indoor comfort and outdoor peace.

At the front of the plot is a spacious carport providing ample parking for multiple vehicles, complemented by a permeable brick paved parking area. The carport features convenient amenities including double sockets, lighting and a cold water tap.

The top garden has a seating area and well stocked mature beds.

The living accommodation is spread across two levels, with the upper level housing the expansive lounge/dining/kitchen area, complete with a double height ceiling, a feature log burner set between two full height wooden columns, and full width sliding doors to a south facing balcony.



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4



4

The kitchen is a chef's delight, equipped with top-of-the-range Neff appliances, a central island, and ample storage space.

Also on this level is a study/fourth bedroom, currently used as a study, with an en suite designed for disabled access.

An oak staircase leads to the lower level which features three generously sized double bedrooms with high specification en suites.

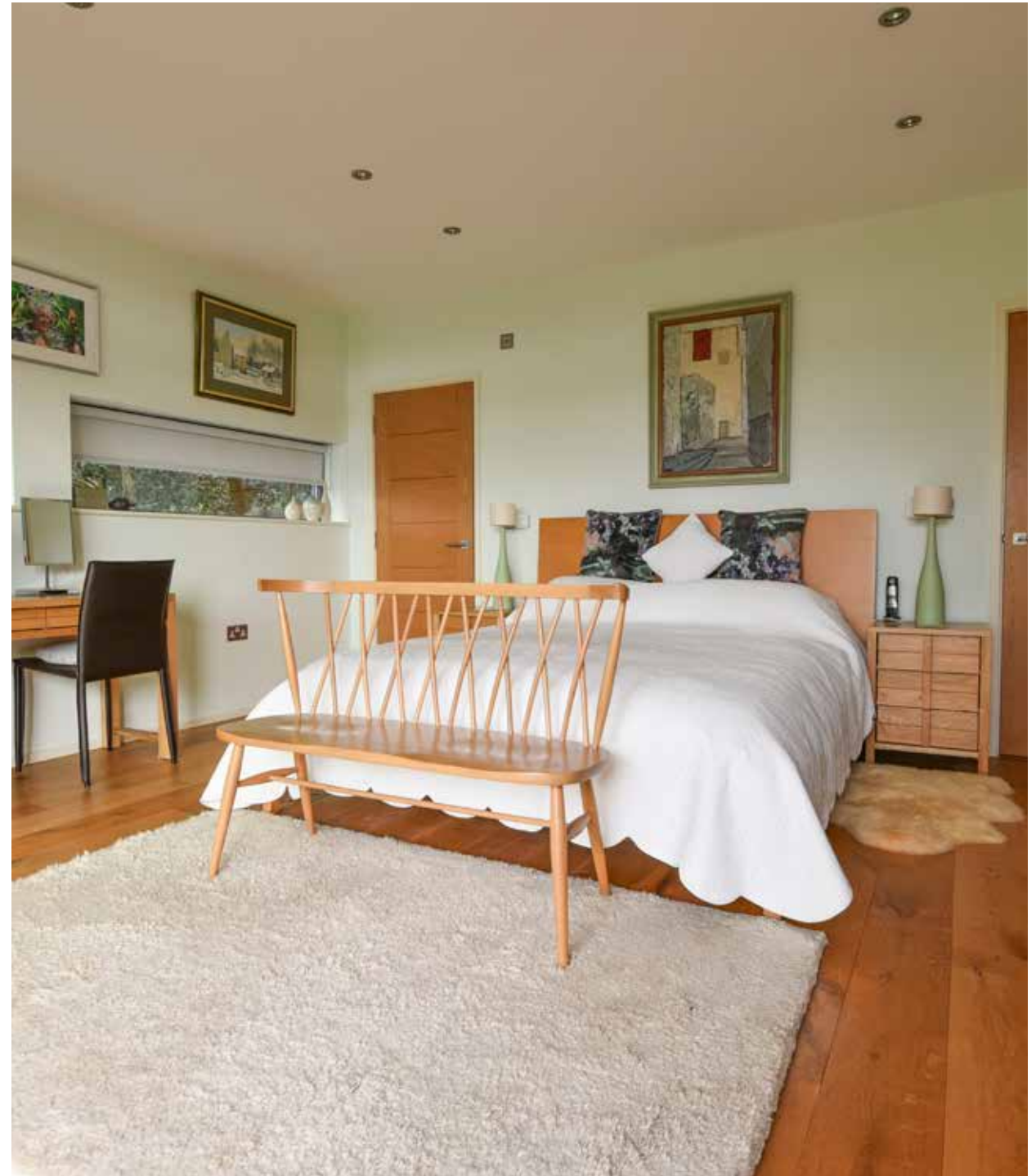
Off bedroom 2 is a kitchenette/utility room (equipped with units, oven, microwave, sink, dishwasher and fridge) with access to an enclosed courtyard.

The principal bedroom has large, glazed doors out to a patio area with views across Colehill towards Wimborne.

Adjacent to the carport is a useful studio. The impressive, southerly facing garden unfolds in a series of stepped levels, with mature hedging, borders and a garden shed.







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 up Rowlands Hill and along Wimborne Road to the staggered crossroads at Colehill Post Office. Turn right into Middlehill Road. Proceed past Colehill Library on the left, and turn right into Olivers Road. The property can be found on the right hand side, opposite the left hand turning to Ashmeads Way.

Council Tax: Band F

EPC Rating: Band B



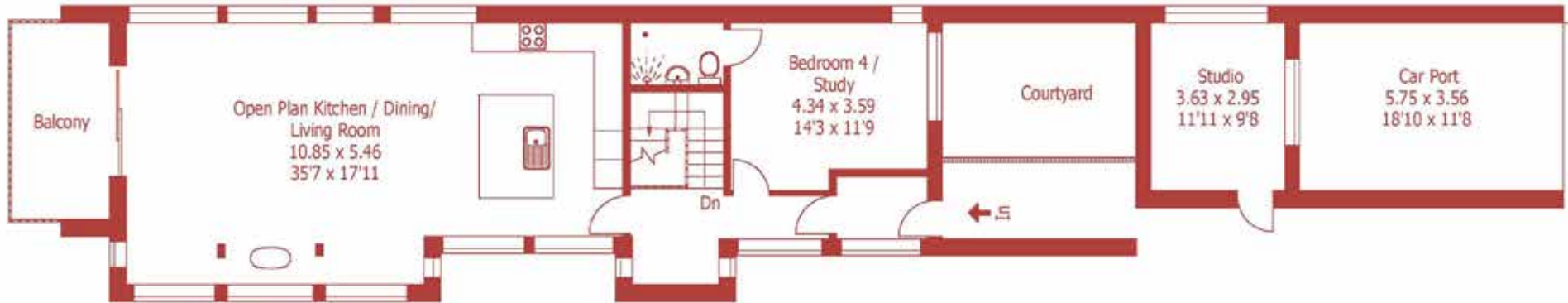




Approximate Gross Internal Area :- 179 sq m / 1926 sq ft
Excluding Courtyard / Car Port



Studio Approximate Gross Internal Area :- 10 sq m / 107 sq ft



Ground Floor



Lower Ground Floor

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

DISCLAIMER:

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