



9 GREENHILL CLOSE, COLEHILL, WIMBORNE, DORSET, BH21 2RQ  
OFFERS OVER £550,000 FREEHOLD

## A VERY WELL PRESENTED, DECEPTIVELY SPACIOUS 3 BEDROOM, 3 RECEPTION ROOM SEMI-DETACHED VICTORIAN VILLA FOR SALE WITH NO FORWARD CHAIN.

### SUMMARY:

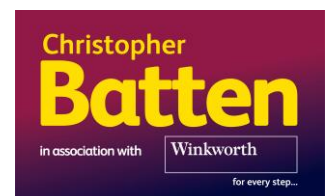
Tucked away from main roads in a desirable semi-rural lane, close to Colehill cricket ground and about half a mile from Wimborne town centre, the property has been refurbished to a good standard whilst retaining its original character, and benefits from a rear garden extending to about 100ft.



### AT A GLANCE

- 3 first floor bedrooms & bathroom
- 3 reception rooms, cloakroom, utility room & kitchen/breakfast room
- Off road parking and approx 100ft rear garden
- NO FORWARD CHAIN

Wimborne | 01202 841171 |





### DESCRIPTION:

The house has facing brick and rendered elevations, a feature timber gable, stone sills and lintels, a natural slate roof, and an attractive Victorian bay window to the front. It is connected to all mains services, with gas central heating and mainly UPVC double glazing. Greenhill Close comprises a handful of period and modern homes in an elevated location, with outstanding views from the road over open countryside.

A covered entrance way leads to an entrance hall with a cloakroom. There is a charming sitting room with wall light points and an attractive bay window to the front. The living room has a Victorian wrought iron fireplace, and double doors to a conservatory (with double doors to the rear garden.) There is a spacious kitchen/breakfast room with modern work surfaces, stainless steel sink, a range of units, fan oven, ceramic hob, extractor, fitted fridge, integrated dishwasher, and door to the conservatory.

From the kitchen, a door leads to a dual aspect utility/garden room with exposed A-frame timbers, a wall mounted Ideal gas boiler, and 2 sets of double doors to outside.



On the first floor, bedroom 1 is a spacious double room overlooking Greenhill Close and woodland beyond. Bedroom 2 is a slightly smaller double room with a built-in double wardrobe and a fine view over the rear garden, and bedroom 3 also has a rear aspect. The bathroom comprises bath, wash basin, WC and an airing cupboard with water tank.

A gravelled driveway provides parking for one vehicle. The pleasant front garden is bounded by a low brick wall and has established shrubs and roses. The rear garden, which extends to about 100ft, is enclosed by high mixed hedges and timber fencing. It has a large paved terrace adjacent to the house, timber decking, a lawn, a timber shed and a wealth of established trees and plants.

#### **LOCATION:**

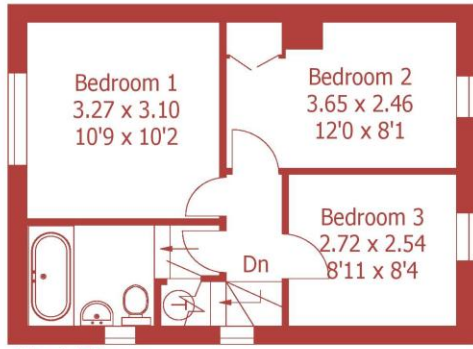
The property enjoys easy access to local amenities in both Colehill and Wimborne. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, 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.

**COUNCIL TAX:** Band D

#### **DIRECTIONS:**

From Wimborne, proceed up Rowlands Hill. At the small roundabout, bear left and continue up Rowlands Hill, passing Colehill Cricket Ground on the left. Continue past the turning into Boundary Drive, and take the next left hand turning into Greenhill Close. The property can be found on the left.

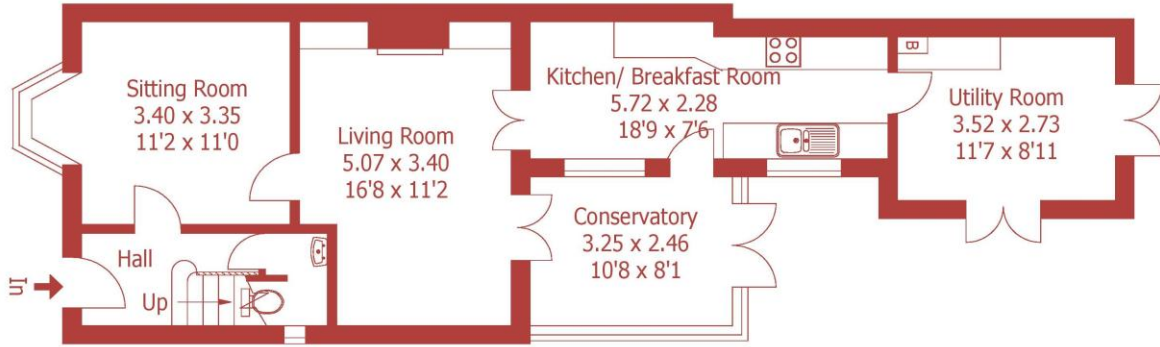




Approximate Gross Internal Area :- 104 sq m / 1123 sq ft



**First Floor**



**Ground Floor**

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



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	62	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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