



59 BRIDLE WAY, COLEHILL, WIMBORNE, DORSET, BH21 2UP  
£535,000 FREEHOLD

## AN IMMACULATE 4 DOUBLE BEDROOM, 2 BATHROOM DETACHED FAMILY HOUSE WITH LANDSCAPED GARDEN, GARAGE AND OFF ROAD PARKING FOR 3 CARS.

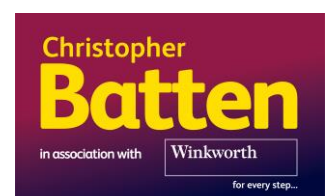
### SUMMARY:

Situated on the edge of a popular development in Colehill, the house is set on an elevated plot and benefits from a contemporary style open plan kitchen/living/dining room.

### AT A GLANCE

- 4 double bedrooms
- Landscaped garden
- Garage and off road parking for 3 cars
- Contemporary style open plan kitchen/living/dining room
- Separate utility room

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## DESCRIPTION:

The entrance hall has under stairs storage, and leads to a cloakroom. Modern vinyl flooring extends throughout the ground floor.

The spacious open plan kitchen/living/dining room has contemporary grey units and white quartz worktops, integrated oven and combination microwave oven, integrated fridge-freezer, dishwasher, 4-ring gas hob, extractor and wine cooler. The living/dining area has double glazed French doors to the rear patio.

There is a separate utility room with a matching grey floor-to-ceiling cupboard, integrated washing machine, boiler and extra storage space.

The first floor landing leads to a spacious principal bedroom with fitted wardrobes and en suite bathroom, 3 further double bedrooms and a family bathroom with shower bath.

The rear garden has been landscaped with a large patio and steps up to a level grassed area backing on to Cannon Hill Plantation.



To the front of the house there is a tarmac driveway providing ample off road parking, and an integral garage with up-and-over door, power and lighting.

**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 2.5 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.

**COUNCIL TAX:**

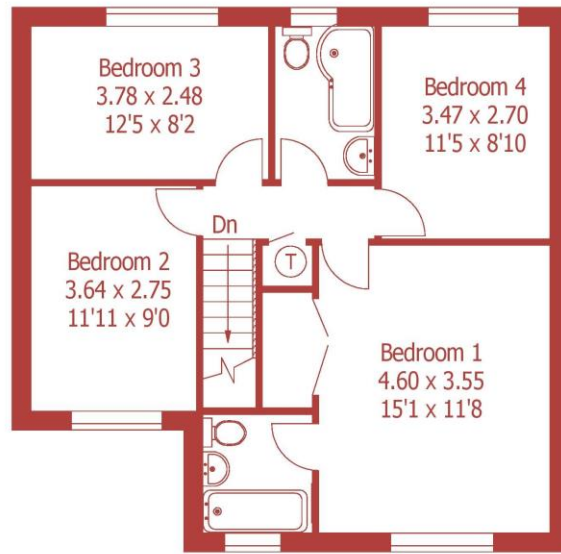
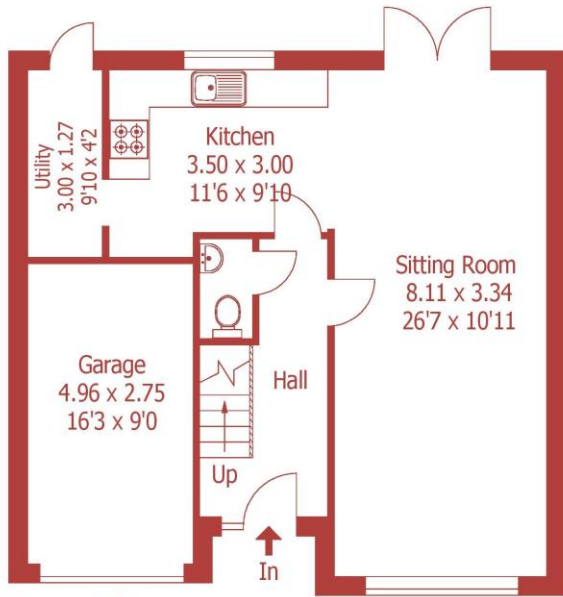
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**DIRECTIONS:**

Directions: From the Canford Bottom gyratory, proceed into Canford Bottom and take the third turning on the right into Bridle Way. Follow the road around and number 59 can be found on the right hand side.



Approximate Gross Internal Area :- 128 sq m / 1379 sq ft



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



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			
(95-100)	A		85
(81-94)	B		
(69-80)	C	74	
(55-68)	D		
(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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