



Christopher  
**Batten**

in association with

Winkworth

14 Stroud Close, Colehill, Wimborne, Dorset,

BH21 2NX

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An impressive contemporary style 4 bedroom, 4 bathroom detached family home with a covered, heated, 'endless' swimming pool, a gym and a cinema room, situated at the end of an exclusive cul-de-sac in the popular suburb of Colehill, on the outskirts of Wimborne.

PRICE GUIDE: £1,095,000  
FREEHOLD

COUNCIL TAX: Band F

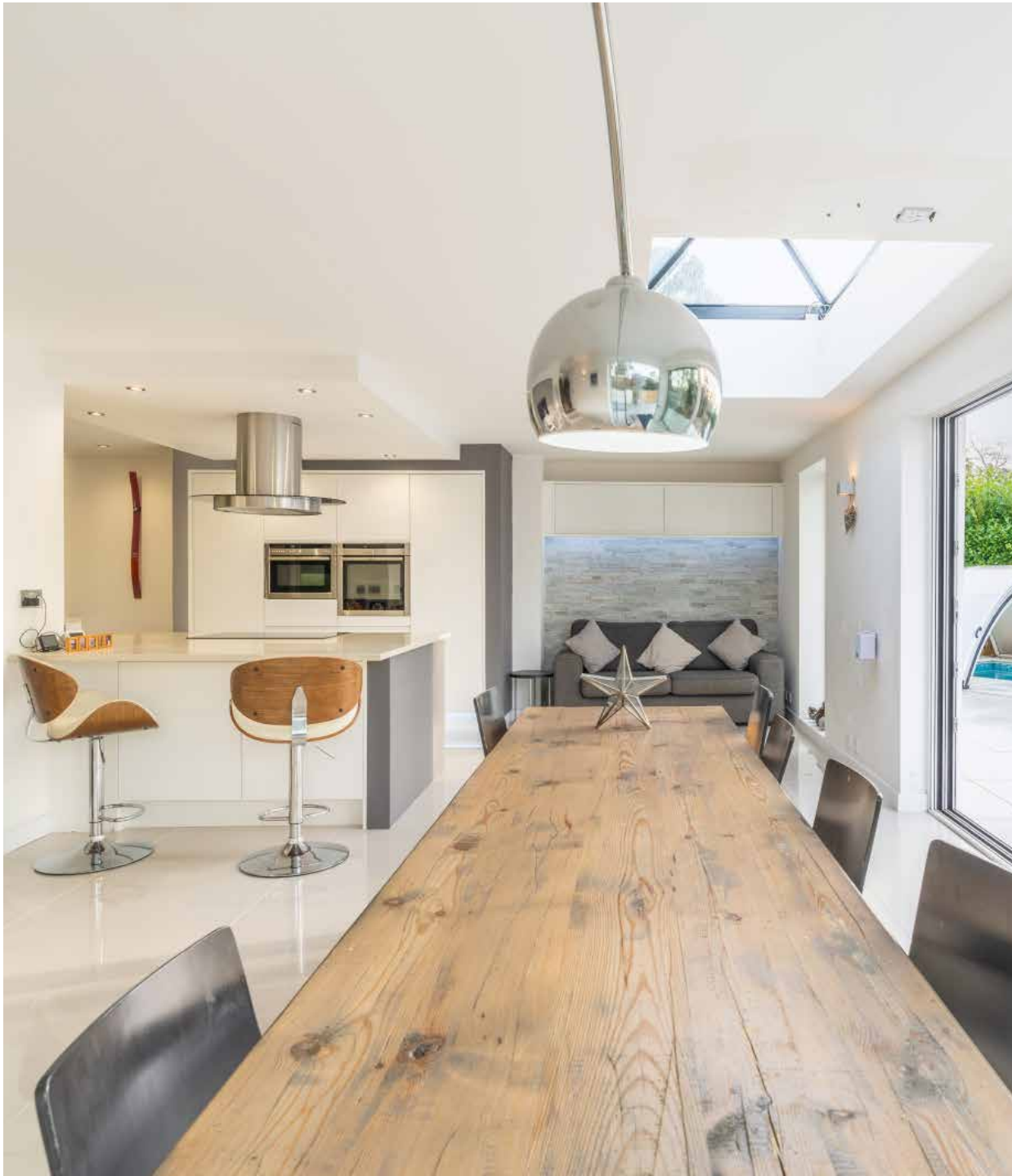
EPC RATING: Band A



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This deceptively spacious and beautifully extended and modernised home offers a fantastic space for modern living.

A large entrance hall gives access to a family bathroom and a dual aspect bedroom. Straight ahead is a stunning living room with a wood burner, sliding doors to an outside entertainment terrace with sweeping views towards Canford School, and steps down to the kitchen/family room.

Further around on the entrance level are double coat cupboards, a large double bedroom (with views of the garden and an en suite shower room), and a spacious double bedroom, also with an en suite shower room. There is also a loft hatch and a cupboard containing the hot water tank.

The principal bedroom suite is arranged in split level style and accessed by stairs. This impressive dual aspect bedroom has a vaulted ceiling with an exposed beam, and comes with a luxury en suite bath/shower room.

Stairs lead down to a large room currently used as a home office/dressing area and offering annexe potential, with extensive fitted wardrobes, and double doors to a small patio and the rear garden.

From the living room, stairs lead down to the stunning kitchen/family room which has a lantern skylight and triple sliding doors to the rear terrace. As well as ample space for a large dining table and sofa, there is an impressive, large kitchen island with inset induction hob and extractor hood above. The contemporary kitchen units offer excellent storage, and there are 2 fitted Neff ovens (one with microwave), wine chiller, Neff dishwasher, and space for American style fridge-freezer.

The adjacent utility room has a sink and space for a washing machine and tumble dryer including a range of storage. Both the kitchen and utility room have under floor heating and matching granite work surfaces.



To the front, a spacious gravel driveway provides ample off road parking space and leads to an integral double garage with an automatic sectional door.

A side gate and steps give access to a terrace and ramp leading down to the garden which features a 5m x 3m heated swimming pool with an 'endless pool' machine fitted, covered by a telescopic multidome with removable walls. The heat pump and associated pool plant equipment are housed in a purpose-built area.

A hot tub (jacuzzi) is also located on the same level as the pool, and there are double doors to a garden/cinema room currently set up with a projector, surround sound and a retractable screen.

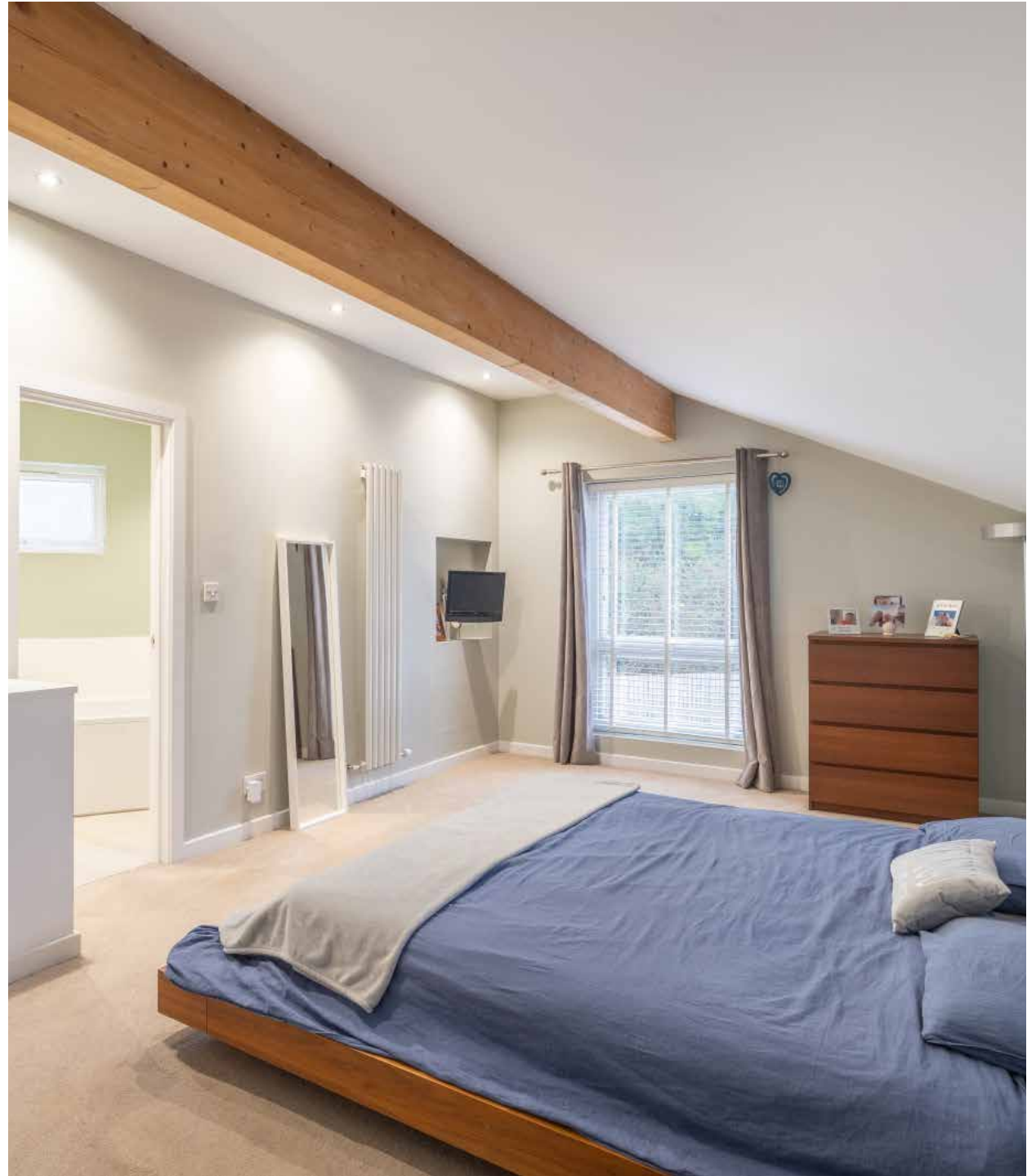
Steps in the garden lead up to the top tier, where further double doors lead to the lower level of the principal bedroom suite. Behind the garage, also accessed via double doors, there is a second garden room currently arranged as a gym. A courtesy door connects with the garage. The rear garden is arranged over 3 tiers, with a lawn and various shrub beds.

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 to the staggered crossroads opposite the Co-op store. Turn right into Middlehill Road and proceed past the library on the left. Turn right into Olivers Road and left into Stroud Close.



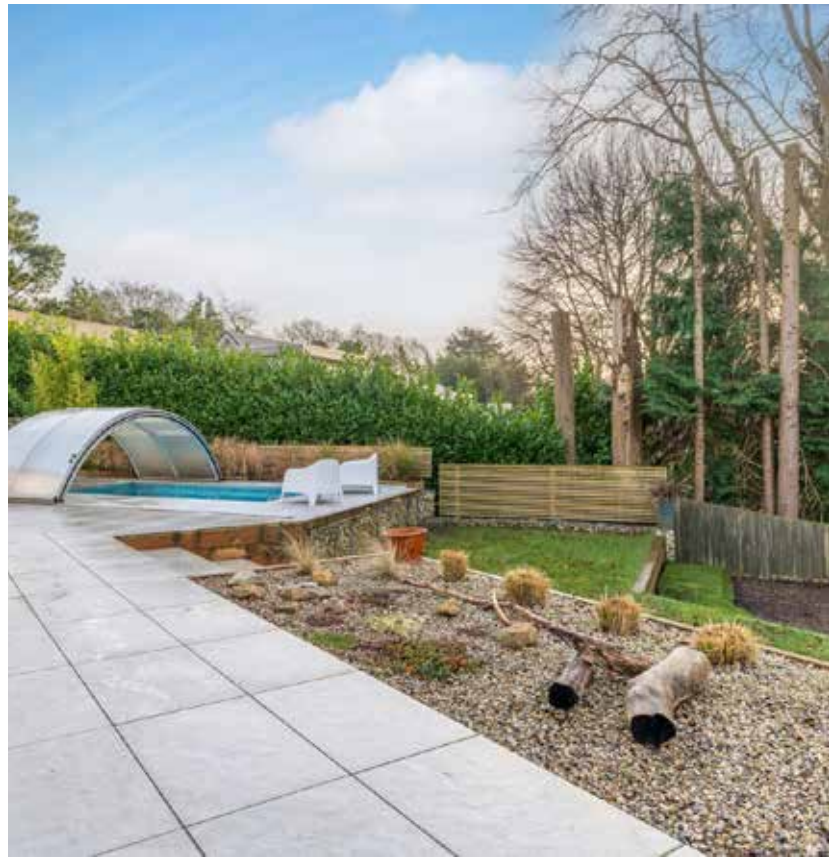
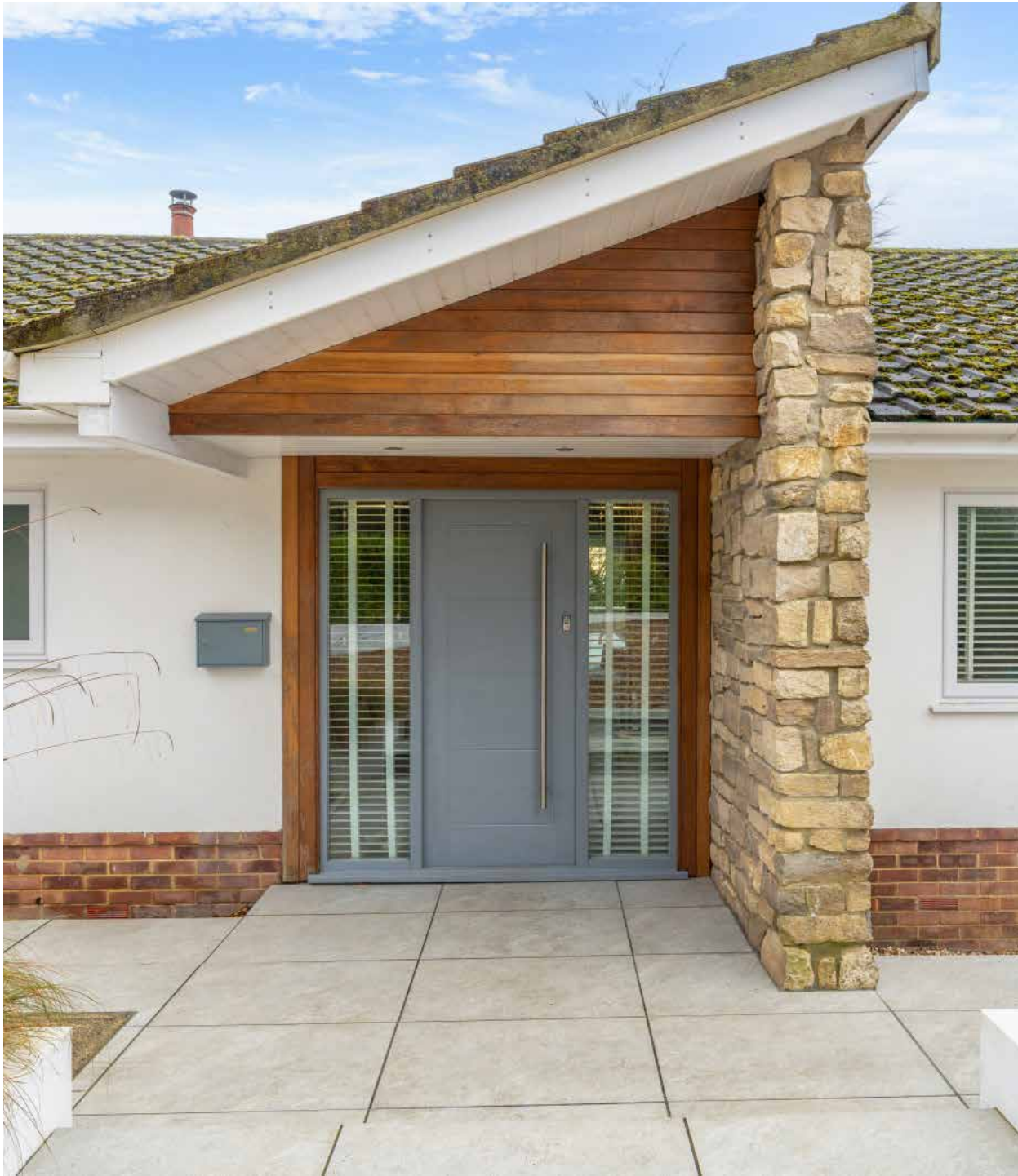
















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15 East Street | Wimborne | Dorset | BH21 1DT  
properties@christopherbatten.co.uk  
01202 841171

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