



103 Lonnen Road
Colehill, Wimborne
Dorset, BH21 7AU

A spacious 3 double bedroom
detached chalet style property
with a large garden plot adjoining
a field, for sale with
NO FORWARD CHAIN.

ASKING PRICE: £549,999
FREEHOLD



Christopher
Batten

in association with

Winkworth



Situated on the edge of Colehill in a quiet, established semi-rural area, just over half a mile from the Co-op/Post Office, the property offers deceptively spacious living accommodation, gas central heating, UPVC double glazing, a large detached garage/workshop and a large rear garden.

There is potential for improvement and, subject to planning consent, extension. We understand there is woodblock flooring to the reception hall, lounge and bedrooms.

An enclosed entrance porch leads to a spacious reception hall with linen cupboard and under stairs cupboard.



2



3



2



There is a spacious sitting/dining room with a brick fireplace and inset wood burner, vinyl plank flooring, and glazed double doors to a rear conservatory with French doors to the garden.

The kitchen has modern units, gas hob, extractor hood, Miele oven, Neff microwave and space and plumbing for dishwasher. An archway leads to a utility room with space for washing machine and tumble dryer, wall mounted Ariston gas central heating boiler, and UPVC double glazed door to the garden.



Bedroom 2 has exposed woodblock flooring, bedroom 3 has a dual aspect, and there is a bath/shower room with bath, shower, WC and wash basin.

Stairs lead to a small first floor landing, off of which is bedroom 1 which has outstanding views over the rear garden and countryside beyond, and access to eaves storage cupboards.



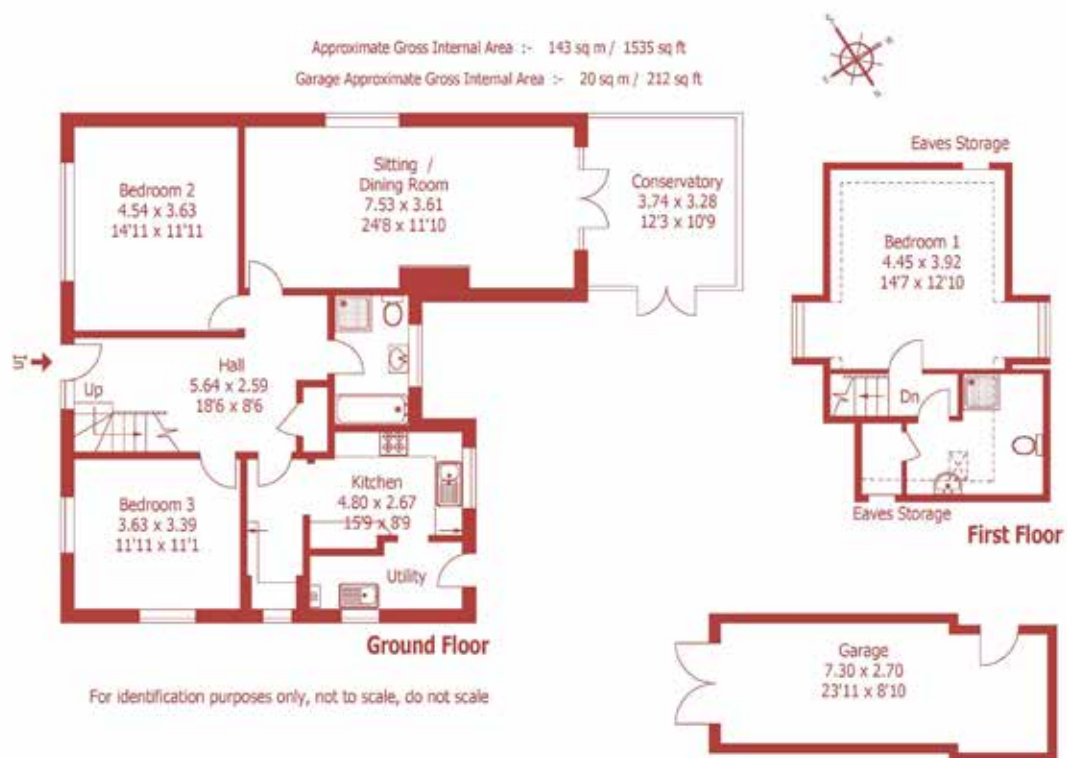
There is also a shower room with shower, WC, wash basin, and access to a cupboard and eaves storage space.

The front garden is lawned, with a wide driveway providing off road parking and leading to a large garage/workshop (with timber swing doors, power, lighting and roof space) to the rear of the property. There is a patio adjacent to the house, and a large lawn interspersed with shrubs, a pond, a timber woodstore, a gazebo and a greenhouse. There is an uncultivated lower garden area providing a haven for wildlife.

The gardens are an outstanding feature.

Agents' Note: Planning permission has been granted for the construction of 4 homes on land which was formerly part of the gardens of numbers 105, 107 and 109 Lonnen Road.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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 along Wimborne Road to the staggered crossroads opposite the Co-op/post office. Proceed across into Lonnen Road and follow the road around, passing the right hand turning to Sandy Lane and the left hand turning to Lonnen Wood Close, and number 103 can be found on the left hand side.

Council Tax: Band D

EPC Rating: Band C





