



**72 PILFORD HEATH ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2ND**  
**ASKING GUIDE: £600,000 FREEHOLD**

## **A BEAUTIFULLY PRESENTED 5 BEDROOM DETACHED FAMILY HOME WITH LOVELY VIEWS OVER THE ADJACENT FARMLAND.**

### **SUMMARY:**

Situated in a quiet, unmade gravel lane about 2.5 miles from Wimborne town centre, the property was built circa 1970, and has been owned by our clients since 2015. It boasts a large living room and kitchen/dining room, a superb conservatory (with outstanding views over the fields), a large basement studio/games room, 5 spacious first floor bedrooms, 2 bathrooms, a high standard of decoration and floor coverings, a double length garage, and well managed gardens.

### **AT A GLANCE**

- Marketed by Christopher Batten Estate Agents
- Lovely views over adjacent farmland
- 5 first floor bedrooms
- 2 bathrooms



## DESCRIPTION:

An entrance vestibule leads to a ground floor cloakroom. There is a superb L-shaped living room with a fireplace and log burner effect electric fire. Sliding doors lead to a 27ft conservatory overlooking the garden and farmland beyond, with oak laminate flooring, door to the garage, and stairs down to a large studio/games room (with glazed double and single doors to outside, and access beneath the house.)

The kitchen/dining room has quality work surfaces, graphite sink, contemporary high gloss units, fitted range cooker, extractor, integrated dishwasher and fridge, quality flooring throughout, and doors to outside. From the living room, stairs lead to a first floor landing with loft access.

Bedroom 1 has a part vaulted ceiling with exposed timbers, and an en suite shower room with a walk-in wardrobe. Bedroom 2 is a spacious double room with built-in wardrobe and hanging wardrobe. Bedroom 3 overlooks the rear garden, bedroom 4 has a built-in wardrobe and a front aspect, and bedroom 5 is a single room to the rear with a built-in double wardrobe. There is also a family



bath/shower room.

A driveway provides parking for several vehicles, and leads to an integral double length garage with up-and-over door and personal door. The lawned front garden is enclosed by shrubs.

The rear garden has a lawn, mixed hedges and access beneath the house.

The property is connected to all mains services, and has gas central heating (a new boiler for which was fitted in 2016) and quality UPVC double glazed windows.

### LOCATION:

Colehill offers first and middle schools, a library, a church, 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.

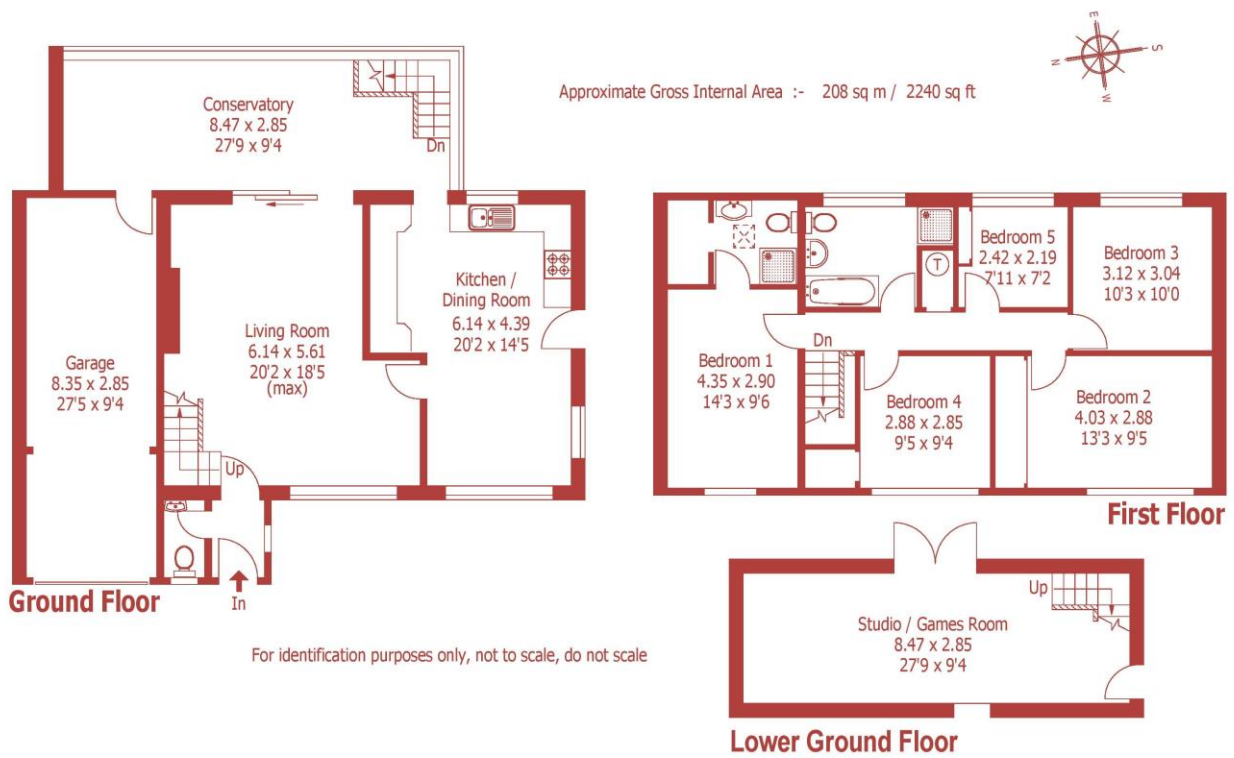
### COUNCIL TAX:

Band D

### DIRECTIONS:

From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and along Wimborne Road to the staggered crossroads with the Co-op/post office ahead. Proceed across into Lonnen Road and proceed round the tight S-bend. After about quarter of a mile, the unmade section of Pilford Heath Road can be found on the right hand side, and the property is halfway along, on the left.





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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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