



APPLE TREE COTTAGE, 143 MIDDLEHILL ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2HJ  
£695,000 FREEHOLD

## A DOUBLE-FRONTED EDWARDIAN 3/4 BEDROOM DETACHED HOUSE STANDING IN A LARGE GARDEN PLOT IN AN ELEVATED POSITION WITH COMMANDING VIEWS TOWARDS THE COAST.

### SUMMARY:

The property offers 2 spacious reception rooms, a kitchen/breakfast room, a ground floor study/fourth bedroom and cloakroom, 3 first floor bedrooms, an en suite cloakroom, a large bath/shower room, and great potential for extension and alteration, subject to planning consent.

Built in 1910, the house has brick elevations, a tiled roof, electric heating, double glazing, cavity wall insulation, a open fireplace in the sitting room and a wood burner in the dining room.

### AT A GLANCE

- Standing in a large garden plot
- Commanding views towards the coast
- Study/bedroom 4
- Great potential, STPP
- Garage and adjacent carport





## DESCRIPTION:

A glazed entrance porch and front door lead to a spacious dining room with a wood burner and a bay window with a fitted window seat. The sitting room features a tiled open fireplace, a shelved alcove, fitted cupboards and a square bay window to the front.

The spacious kitchen/breakfast room has units, worktops, integrated Bosch electric hob, Neff electric oven, space for fridge-freezer, walk-in pantry, and door to a rear porch. Off the kitchen, a lobby gives access to a cloakroom and a dual aspect study/bedroom 4.

From the dining room, stairs lead to a galleried first floor landing with loft access. Bedroom 1 has a range of wardrobes, outstanding views towards the coast, and an en suite cloakroom, bedroom 2 has an airing cupboard, and bedroom 3 also has an aspect towards the coast. At the rear there is a large family bath/shower room with bath, shower, wash basin, WC and plumbing for washing machine.





A 5-bar gate leads to a long driveway providing ample off road parking and leading to a garage with electric roller door, side door, window, lighting, power and pitched roof providing eaves storage space. There is an adjacent carport which is in need of attention.

The front garden is lawned, with established shrubs and a private front terrace. Gates at either side of the house provide access to the rear garden which features a patio, a shed, 2 water taps, a gently sloping raised lawn, a wildlife pond and a timber summerhouse. Mixed hedges provide a large degree of privacy.

### **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 towns of Poole and Bournemouth which have mainline rail links to London Waterloo.

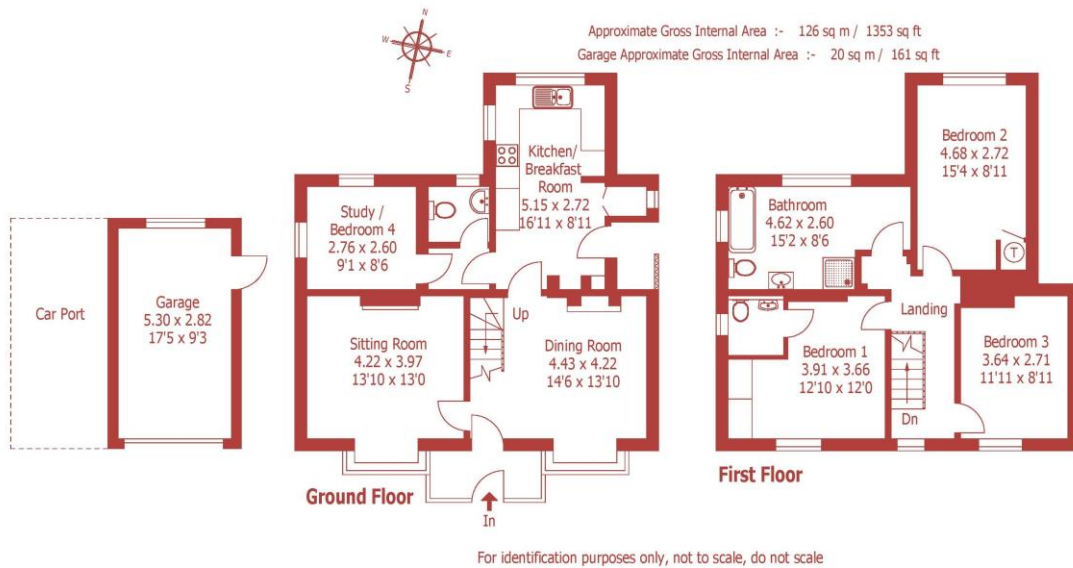
### **COUNCIL TAX:**

Band E

### **DIRECTIONS:**

From Wimborne, proceed up Rowlands Hill, past Colehill cricket ground and along Wimborne Road. At the staggered crossroads with the Co-op/Post Office ahead, turn right into Middlehill Road. Proceed past the library and Colehill First School and drop down the hill. Apple Tree Cottage can be found on the left hand side, before reaching the turning to Bridle Way.





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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	28	76
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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