



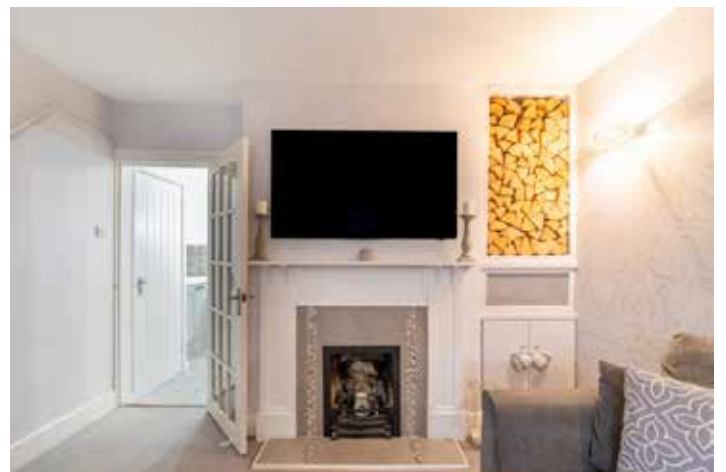
**Lavender Cottage**  
**4 Sandy Lane, Colehill**  
**Wimborne, Dorset, BH21 2NF**

A beautifully presented 3 bedroom detached cottage style house with a stylish contemporary kitchen/family room, a charming sitting room, a spacious rear conservatory and a large, south facing garden including a summerhouse/home office.

**OFFERS OVER: £500,000 FREEHOLD**

**COUNCIL TAX: Band E**

**EPC RATING: Band D**



Christopher  
**Batten**

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This tastefully presented family home has undergone a programme of refurbishment and redecoration, and also features 3 double bedrooms, a newly refurbished bath/shower room and off road parking. It benefits from gas central heating and UPVC double glazing and is situated in an established residential road enjoying easy access to open countryside and scenic walks at Cannon Hill Plantation.

A gabled entrance porch and front door lead to an entrance hall, and the sitting room features a fire-place with an alcove and an under stairs cupboard.

There is a modern cloakroom with WC, wash basin and countertop.

The superb, triple aspect kitchen/family room features contemporary units, composite work surfaces, large breakfast bar, log burner with mantel and woodstore, cupboard housing a Glow Worm gas combination boiler (fitted



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  1



about 4 years ago), space and plumbing for washing machine and tumble dryer, Rangemaster cooker, extractor, Neff dishwasher, wine cooler, integrated fridge and freezer and fitted dresser unit. LVT flooring continues through to a large rear conservatory with a double glazed roof and bifold doors to the south facing rear garden.

A straight staircase leads to the first floor landing.

Bedroom 1 has 2 sets of built-in wardrobes, loft access and a recessed wall mounted TV.

Bedroom 2 has fitted wardrobes concealing a desk and storage, and bedroom 3 has a Velux window, a fitted bedside cabinet and wardrobe, and loft access.

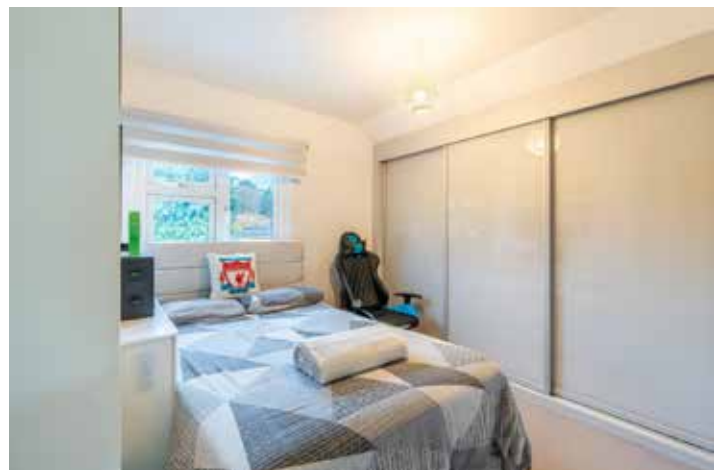
The light and bright contemporary bath/shower room features a shower cubicle, a wash stand with basin and storage below, a bath, a WC and 2 double glazed skylights.



To the front of the house there is off road parking for 2 vehicles. A side gate leads to the nicely enclosed, private south facing rear garden, which has 2 patios, a 2-tier lawn, and a large timber summerhouse/home office with an integral garden shed.

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 towards Colehill, passing the cricket ground on the left, and along Wimborne Road. At the staggered crossroads with the Co-op/post office ahead, proceed across into Lonnen Road. After the sharp, right-hand bend, turn right into Sandy Lane, and number 4 can be found on the right hand side.





For identification purposes only, not to scale, do not scale



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