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WIMBORNE ROAD

COLEHILL, WIMBORNE, BH21 2RP



OFFERS IN EXCESS OF £430,000

- VICTORIAN SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- SITTING ROOM AND SEPARATE SNUG
- KITCHEN/DINING ROOM WITH ADJOINING UTILITY
- GARDEN ROOM
- BATHROOM WITH SHOWER
- PLEASANT WALK TO TOWN
- DELIGHTFUL GARDEN

This charming Victorian semi-detached family home has been beautifully maintained and presented by the current owners who have lived here for 30 years. Tastefully styled throughout the property has a wealth of character features yet offers all the conveniences of modern day living including tilting sash windows for easy cleaning, new gutters and roof and owned solar panels which also provide an income.

The cosy sitting room has a feature bay window, newly fitted carpet and a Victorian fireplace with tiled hearth which could easily be reverted to an open fire. There is also a separate Snug with window looking towards the rear which could equally be dressed as a fourth bedroom. A superb kitchen/dining room is perhaps the hub of this family home, laid with Karndean flooring and fitted with a range of shaker style base and wall units with quartz worktop over as well as high spec integrated appliances including Neff double oven, Neff slimline dishwasher and Villeroy & Boch sink. There is ample floorspace for dining table and chairs. An adjoining utility room provides space for free standing white goods and a further door leads out to a delightful garden room overlooking the rear garden.

On the first floor there are three double bedrooms - the master with feature bay window overlooking the front of the property and countryside views beyond - and these are served by a well appointed family bathroom with both bath



and separate power shower, whilst a separate WC with wash hand basin is just next door. The partly boarded and insulated loft space has both ladder and light.

Outside there is off road parking to the front of the property and side gate leading to a well established and beautifully landscaped rear garden - a notable feature with large patio abutting the property itself, ideal for alfresco dining. The garden is a delight, just bursting with flowers, shrubs and fruit trees as well as a pond and three garden sheds! For convenience there is a "Gardener's WC", outside tap and external power point.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

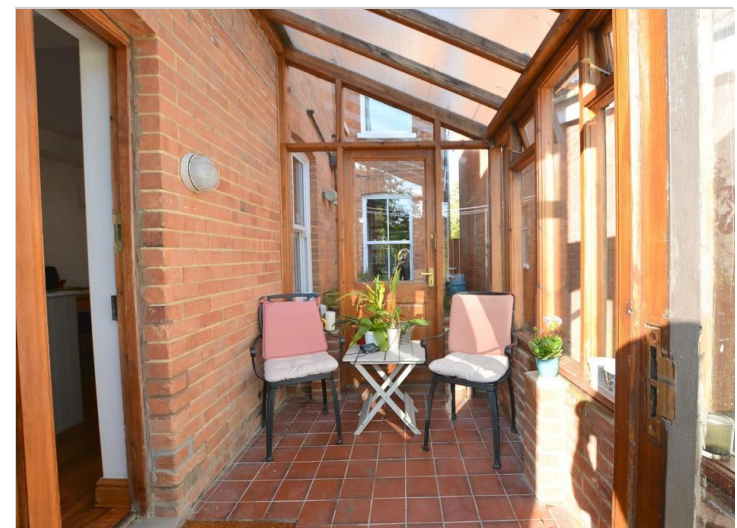
The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

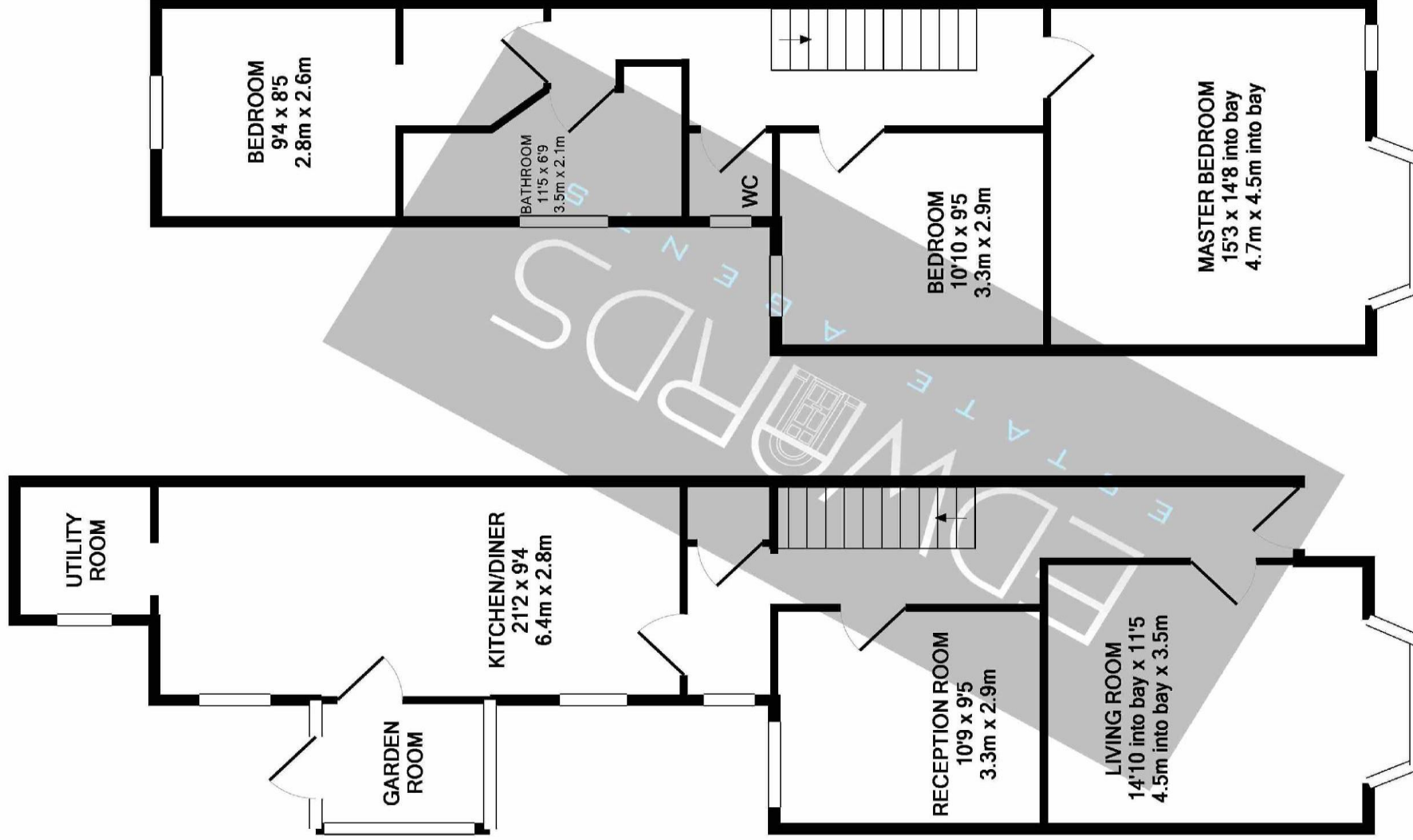
Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

Schools within catchment include Colehill First, St Michael's, St John's, Beaucroft and Queen Elizabeth's and there are a number of well-regarded private schools in the area including Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

EPC: C





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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