



50 Lonnen Road
Colehill
Wimborne, Dorset, BH21 7AX

A deceptively spacious 4 double bedroom chalet style property with superb views over the adjoining farmland, garaging and extensive off road parking, in a popular location in Colehill.

PRICE GUIDE:
£895,000 FREEHOLD

Christopher

Batten

in association with

Winkworth





Traditionally constructed as a single story property in the 1970s, the property has been substantially extended and now offers spacious, well planned accommodation arranged on 2 levels. The house is connected to all mains services and has gas central heating and UPVC double glazed windows.

Particular features include an oak and glass staircase, a superb kitchen/breakfast, a large principal bedroom suite and an attractive rear garden adjoining fields.

An open-fronted entrance porch leads to a large reception hall with an under stairs cupboard and a ground floor utility/ cloakroom (with WC, wash basin, cupboards, worktop and space for white goods). Bed-room 4 is a spacious double room with fitted ward-robes and en suite shower room (with shower, wash basin and WC).





The superb sitting/dining room has a Chazelles wood burner and 2 sets of white aluminium bifold doors to the garden providing an open outlook over the adjacent farmland.

The kitchen/breakfast room has an excellent range of units and granite surfaces, oak breakfast bar, Cannon range cooker, extractor, fitted dishwasher, space for fridge-freezer. There is a glazed side porch with a quarry tiled floor.



An oak and glass staircase leads to the first floor landing which has a Velux window and space for a study area.

Bedroom 1 has glazed double doors to a Juliet balcony with a fine view over the rear garden, an excellent range of fitted wardrobes, and an en suite shower room (with walk-in shower, wash basin and WC).



Bedroom 2 is a spacious double room with a part vaulted ceiling, fitted wardrobes and access to eaves storage space.

Bedroom 3 has an A-framed window overlooking the rear garden, and there is a family bath/shower room with a rolltop bath, walk-in shower, wash basin, WC and built-in linen cupboard.

A long private driveway leads into a large gravelled courtyard with extensive parking space. The detached garage has an insulated door, personal door, power, lighting and excellent storage space.

The rear garden has a full width Indian sandstone terrace, a substantial brick wall and steps up to a large, flat lawn with well stocked flower and shrub borders. A paved terrace leads to a cabin which could be used as an office.

There are 2 upper terraces laid to woodchip and gravel, with an attractive view towards the house. A wooded area includes rhododendrons and hydrangeas, and there is a garden chalet and a further paved terrace.





DISCLAIMER:

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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 and along Wimborne Road to the staggered crossroads opposite the Co-op store. Proceed across into Lonnen Road. After about a quarter of a mile, there is a small service road, and the property can be found opposite this, on the right hand side.

COUNCIL TAX: Band E

EPC RATING: Band C







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