67 Cedar Drive
Colehill, Wimborne
Dorset, BH21 2JQ

A very well presented 4/5 bedroom detached chalet style home which has been modernised and refurbished to a high standard. This spacious property has a superb, west facing garden and is set on a site that extends to almost 0.25 of an acre and includes a large timber home office/studio.

PRICE GUIDE: £625,000 FREEHOLD

Christopher Batten in association with Winkworth

Situated in a quiet residential area of the south side of Colehill, within easy walking distance of local shopping facilities.

The property benefits from gas central heating and UPVC double glazed windows. A particular feature of the property is a superb 25ft kitchen/family room.

The spacious reception hall has an under stairs cupboard, and there is a spacious ground floor shower room with shower, WC, vanity wash basin (with cupboards below) and shelved airing cupboard (with hot water cylinder).

There is a superb dual aspect living room with double doors to a terrace, giving delightful views over the garden, along with 2 further flexible reception rooms to the front, which could provide a dining room and a study, or 2 ground floor double bedrooms.

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A superb, modern triple aspect kitchen/ family room runs from front to rear, with ample units and worktops, breakfast bar, 1.5 bowl ceramic sink, wine rack, range cooker (with 7-ring gas hob), extractor, Beko American style fridge-freezer (for sale by separate negotiation).

The first floor landing has a skylight. Bedroom 1 has an excellent range of fitted wardrobes, access to eaves space and a modern en suite shower room (with shower cubicle, wash basin and WC). There are 2 further spacious bedrooms, one of which has a window seat, built-in wardrobe and access to eaves storage space, and a large family bath/shower room with bath, shower cubicle, wash basin, WC and cupboard housing a Glow Worm condensing boiler.

A wide block paved driveway and turning area provides parking for at least 5 vehicles, and leads to an attached garage with up-and-over door, lighting and power.

The large front garden area is laid to lawn with a laurel hedge boundary. The particularly large rear garden provides complete privacy, being enclosed by fencing and high conifer hedges. There is an expanse of lawn with colourful borders, and stone steps leading up to a feature deck area. There are 2 further lawns at a higher level, established trees including silver birch and cedar, a paved terrace, 2 sheds and an outside water tap. A special feature of the garden is a large timber home office/studio measuring approximately 17ft x 13ft.

LOCATION: There are shops close by in Dales Drive and Wimborne Road West, and the property enjoys easy access to amenities in Colehill, including 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.

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DIRECTIONS: From Wimborne, proceed in an easterly direction along Leigh Road, which becomes Wimborne Road West, passing Tops Day Nursery on the left. Just before the petrol station, turn left into Hayes Lane. Take the third turning left into Cedar Drive, and the property can be found on the right hand side.

COUNCIL TAX: Band E

EPC RATING: Band C

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