



87 Hayes Lane, Colehill
Wimborne, Dorset, BH21 2JD

A deceptively spacious 4/5
bedroom chalet style home with
flexible accommodation,
excellent off road parking and a
large garage offering
potential (subject to planning
consent) for conversion into an
annexe/studio.

PRICE GUIDE: £795,000
FREEHOLD





Built as a 2 bedroom bungalow in 1955, the property has been substantially extended and modernised in recent years to create an excellent footprint of living space arranged over 2 floors. It is situated on the western side of the road, with the benefit of a large, sunny rear garden extending to over 100ft in length.

The well appointed accommodation includes 3 first floor bedrooms, 2 ground floor bedrooms, a superb kitchen/breakfast room/conservatory and a spacious living room. Connected to all mains services, the property has gas central heating and UPVC double glazing.

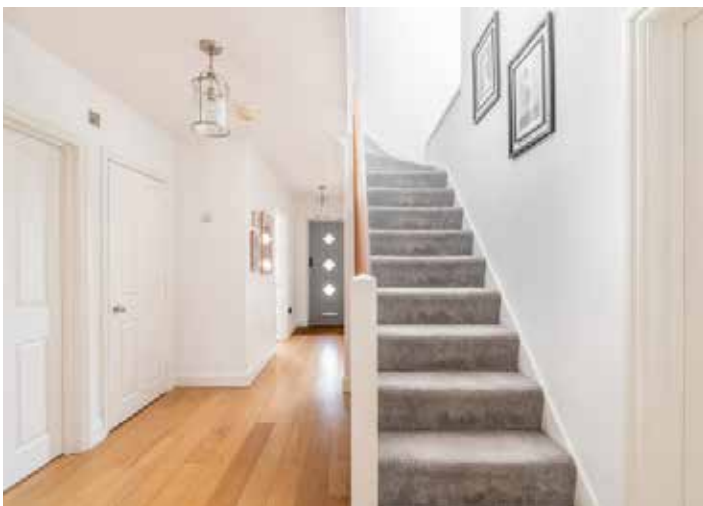
An open-fronted porch leads to a large, L-shaped hallway with oak flooring and a cupboard. There is a superb bath/shower room (with free standing bathtub, twin wash basins, WC, walk-in shower, storage cupboard and a Porcelanosa tiled floor and walls.





The spacious, L-shaped living room features a recessed fireplace with electric fire, glazed double doors to the garden, and an archway to a separate dining area.

There is a superb kitchen/breakfast room with contemporary high gloss units, graphite sink, large island/breakfast bar, integrated Samsung fridge-freezer, Bosch ceramic hob, extractor unit, single oven and microwave. An archway leads to a conservatory with a polycarbonate roof and bifold doors to outside.



The adjacent utility room includes sink, worktop, base and wall units, space for white goods, and door to the garage.

Bedroom 3 is a large dual aspect double room to the front, and bedroom 4 has an excellent range of fitted wardrobes.

The first floor landing has a loft access.



There is an impressive principal bedroom suite with an excellent range of mirrored wardrobes, access to eaves storage space, an attractive outlook over the rear garden, and a well appointed en suite shower room.

Bedroom 2 has built-in wardrobes and access to eaves storage space, bedroom 5 is an L-shaped single room, and there is also a family bathroom.

To the front, a large shingle courtyard enclosed by walling and fencing provides off road parking for numerous vehicles. The large garage offers potential (subject to planning consent) for conversion into an annexe/studio. It has an insulated panel door, glazed double doors to the rear garden, with excellent storage space including loft/eaves storage..

The large westerly facing rear garden is predominantly lawned, with well stocked borders and a range of trees. It includes a full width sand-stone terrace with pergola, a large timber shed and a raised platform providing a bar/leisure area.

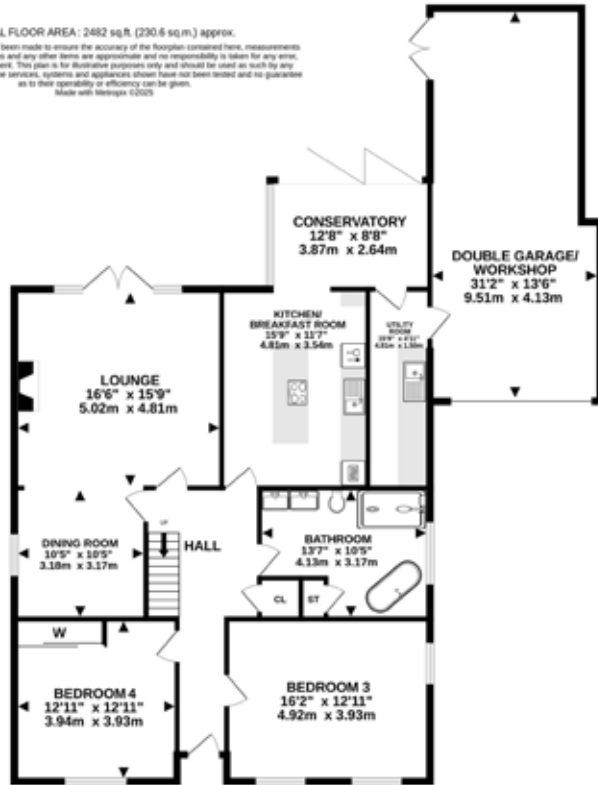




TOTAL FLOOR AREA: 2482 sq.ft. (230.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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Location: Local shops are available close by in Wimborne Road West and Dales Drive, and in Colehill. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne, proceed along Leigh Road which becomes Wimborne Road West. At the petrol station, turn left into Hayes Lane. The property can be found near the end of the road, on the left hand side.

Council Tax: Band D







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