



115 LONNEN ROAD, WIMBORNE, DORSET,
BH21 7AU

£500,000 FREEHOLD

A three/four bedroom semi-detached family house with a large landscaped rear garden of over 140ft, enjoying views over the adjacent farmland, situated in a semi-rural, non-estate location in Colehill, approximately 1.5 miles from Wimborne town centre.





DESCRIPTION:

The property has been maintained to a high standard and benefits from gas central heating, UPVC double glazing and quality floor coverings throughout, with potential for further extension to the rear, subject to planning consent.

THE PROPERTY

A long entrance hall gives access to all the principal ground floor rooms. The sitting room features a sealed fireplace and a large picture window to the front. Wooden doors lead through to a generously proportioned dining room, which in turn has sliding doors connecting to a conservatory with a ceramic tiled floor and casement doors leading to the rear garden. A fourth bedroom or study has a rooflight and a double cupboard.

The kitchen/breakfast room has an extensive range of cream shaker-style wall and base units with worktops, a stainless-steel sink unit with garden views, a double fan oven, ceramic hob, space for a dishwasher, integrated fridge and freezer, and a cupboard housing the Worcester Bosch gas boiler. A breakfast bar with stools completes the room. Beyond the kitchen, a utility room provides a worktop, space for white goods, and doors to both the outside and an inner cloakroom.

A carpeted staircase rises from the hall to the first-floor landing. The master bedroom has a range of fitted wardrobes and an open aspect to the rear. Bedroom two also has fitted wardrobes, and bedroom three enjoys a pleasant view of the garden and the farmland beyond. The family bath/shower room is fully tiled and appointed with a bath, a large corner shower cubicle, a vanity unit with wash basin, a concealed cistern WC and underfloor heating.







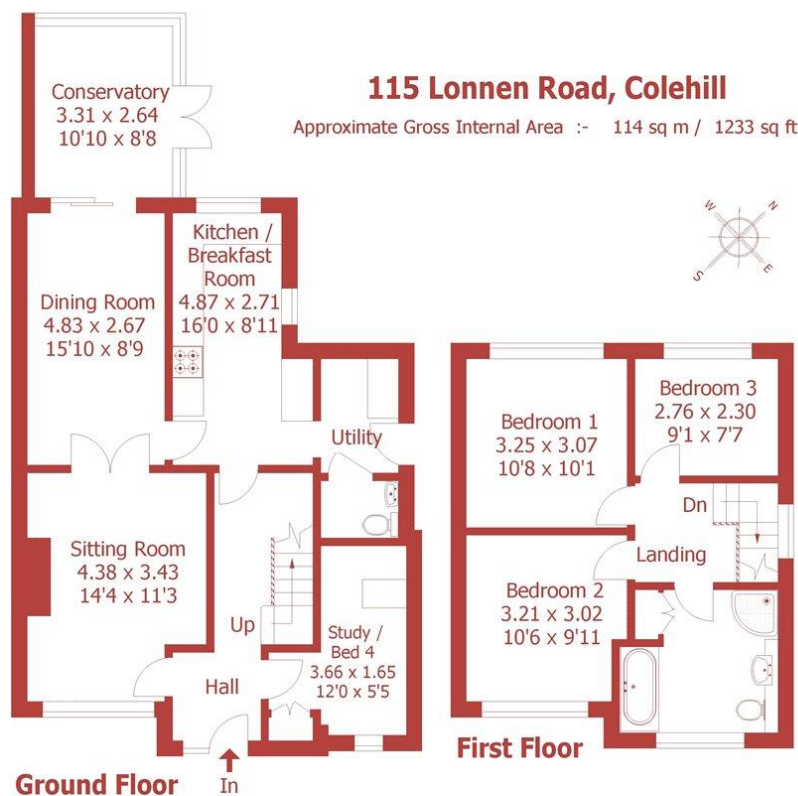


THE OUTSIDE

To the front, a large gravelled driveway with paved edging provides off-road parking for at least three vehicles, flanked by mature holly and cherry trees with attractive planted borders.

The rear garden is a particularly notable feature, extending to over 140ft and affording a good degree of privacy. It is enclosed by close-boarded fencing, bamboo screening and rendered walls, and features a large gently sloping lawn with well-stocked flower beds, a paved entertaining terrace and further shrub borders. A large circular sun terrace is accompanied by a substantial greenhouse and a water feature. Steps lead down to a second lawn which gives access to a large outbuilding, with a wooded area and open grassland beyond.





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

Drawn using existing drawings and dimensions

LOCATION:

Colehill is a popular residential village on the eastern edge of Wimborne, set in largely semi-rural surroundings without the feel of a modern housing estate. Lonnen Road is within walking distance of a post office and local shop, First and Middle Schools and bus services providing regular connections to Wimborne town centre, which lies approximately 1.5 miles distant and offers a comprehensive range of shops, restaurants and professional services. The major coastal towns of Poole and Bournemouth are within approximately 20 minutes' drive, giving access to mainline rail services to London Waterloo.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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