



Christopher  
**Batten**

in association with

**Winkworth**

Canford View House, 32 Park Homer  
Drive, Colehill, Wimborne, BH21 2SR

Canford View House  
32 Park Homer Drive  
Colehill, Wimborne, Dorset  
BH21 2SP

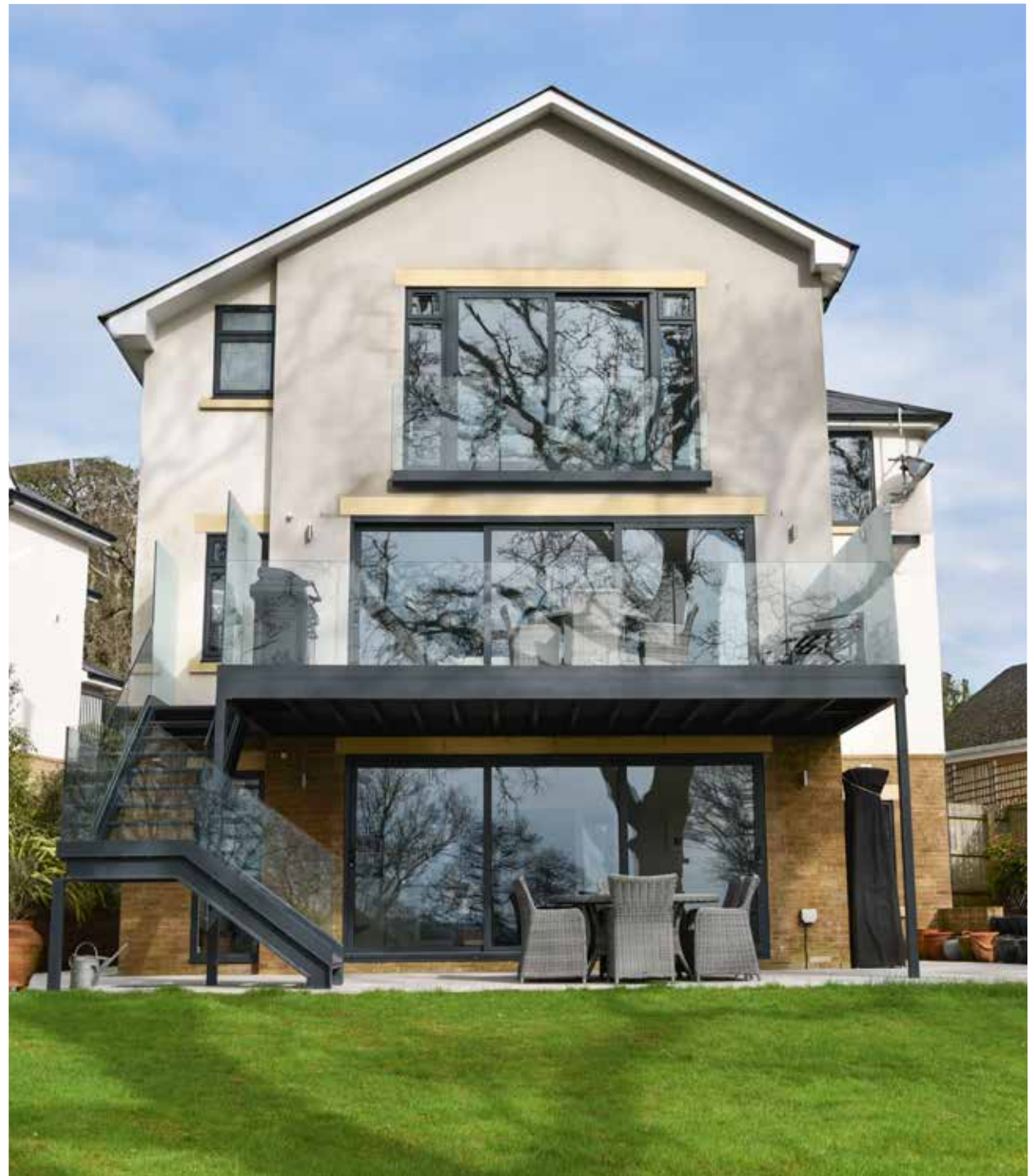
A stunning, architect-designed 5 bedroom detached house with a southerly aspect over fields to the rear, in the heart of Colehill and just under 2 miles from Wimborne town centre.

ASKING PRICE: £1,595,000  
FREEHOLD

Christopher  
**Batten**

in association with

Winkworth





Extending to over 3700ft<sup>2</sup> over 3 floors, the property was traditionally constructed to a high specification about 5 years ago by Badbury Developments Ltd. It has 'K' render and slate elevations under a slate roof.

Connected to all mains services, the house has gas central heating (with under floor heating to 2 of the 3 floors), grey aluminium double glazing, and Cat 6 cabling through.

Canford View House will appeal to purchasers seeking a spacious, contemporary family home located in a quiet residential area, with an outstanding view towards the Dorset coast.

EPC: B  
COUNCIL TAX: G

Directions: From Wimborne town centre, proceed up Rowlands Hill, past Colehill Cricket Ground and along Wimborne Road to the Colehill crossroads. Turn right into Middlehill Road and take the second turning on the right into Park Homer Road. Park Homer Drive is the first turning on the left, and Canford View House can be seen on the right hand side.



4



5



3

There is a spacious hall with a cloakroom. A quality ceramic tiled floor extends throughout the ground floor.

The magnificent kitchen/family area has triple sliding glass doors to a large decked balcony with a glass balustrade giving remarkable views over the garden and fields beyond. From the decking, a glazed staircase leads down to the garden.

The impressive kitchen features a comprehensive range of high specification units, Corian work surfaces, Quooker tap, twin Siemens fan ovens (one with an integrated microwave), Siemens touch-control induction hob, dishwasher, wine cooler, full height integrated larder fridge, impressive Corian workstation/breakfast bar and a state-of-the-art suspended glass extractor with LED lighting.

Off the kitchen there is a spacious utility room with sink, full height cupboards, space for washing machine and dryer, full height freezer, and doors to the double garage and the side of the house.

From the entrance hall, an impressive oak and glass staircase (with LED lighting to each tread) leads to the first floor, which boasts 4 spacious double bedrooms and 3 fully tiled bathrooms.

The principal bedroom suite features a comprehensive range of high gloss walnut effect wardrobes, drawers and bedside cabinets, and double sliding doors enclosed by glass screens, giving a fantastic view over the garden and fields beyond. Its spacious en suite bathroom has an extra large shower, twin wash basins, WC, heated mirror, feature lighting and fully tiled walls.





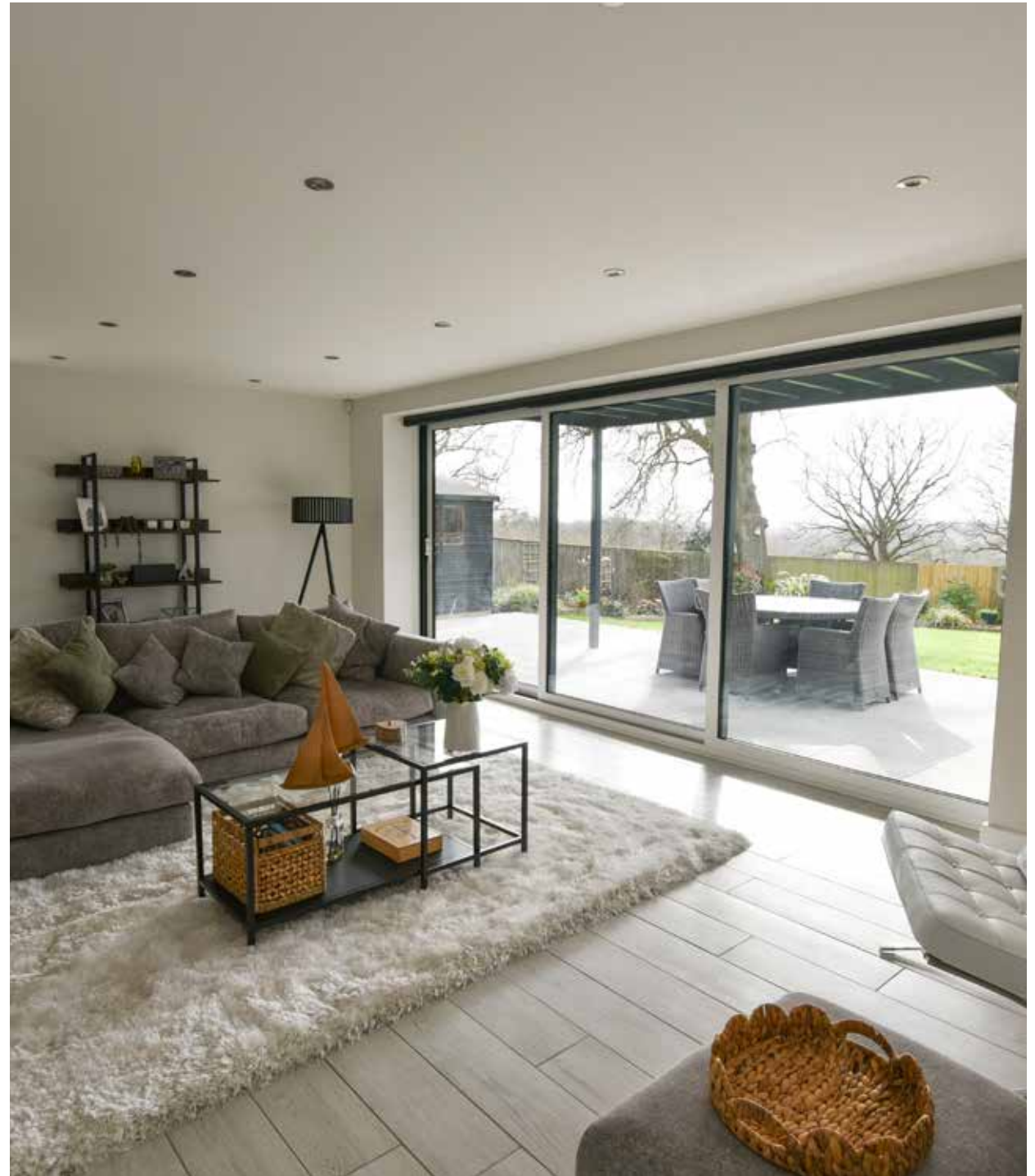


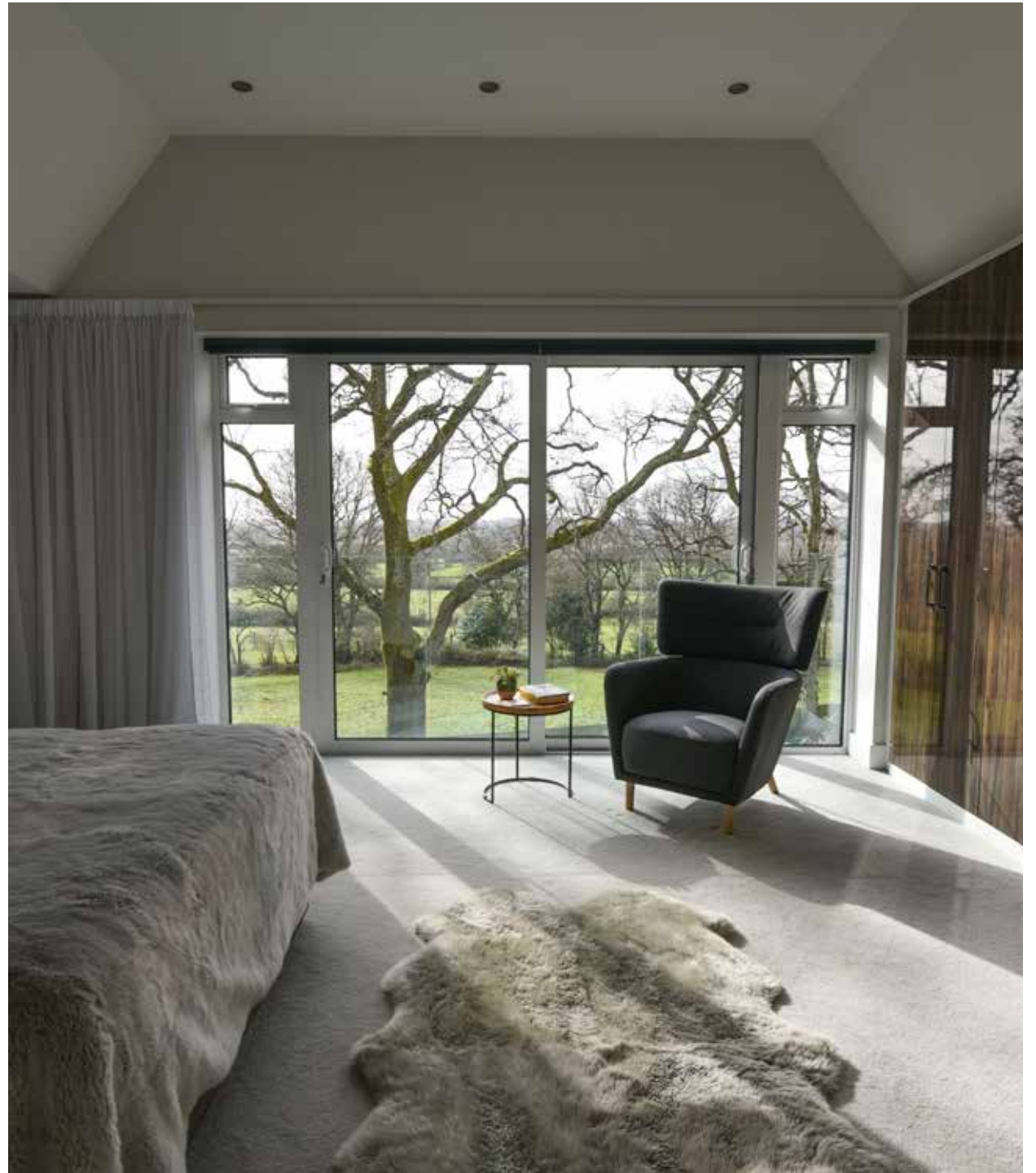
Bedroom 2, to the front, has 3 glazed wardrobes and matching bedside cabinets, and an en suite shower room. Bedroom 3 has access to the family bath/shower room, which is shared with Bedroom 4 (which has also has glazed wardrobes.)

From the hall, a staircase leads down to a large hallway on the lower ground floor which has a large storage cupboard.

Glazed double doors lead to a large living room which has a log burning stove, a fully tiled floor, and triple sliding glass doors to the garden.

Also on this level there is a cloakroom, a study and Bedroom 5, which is a double room with 3 full height glazed wardrobes, bedside cabinets and an en suite shower room.





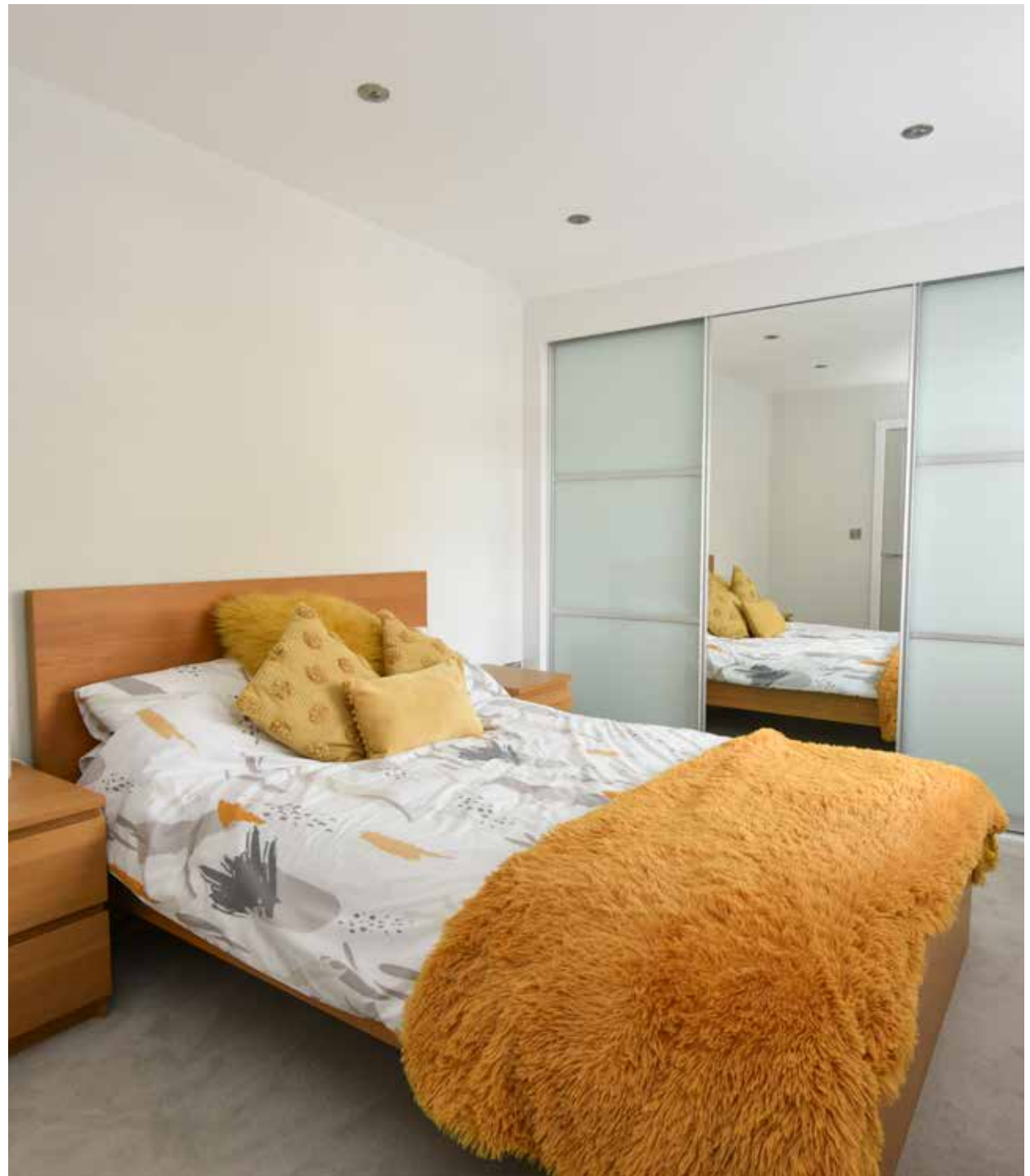
Canford View House is approached from Park Homer Drive via a tarmac slipway leading to a large, paved driveway, with space for several vehicles, and an integral double garage (with electric door and personal doors to the utility room and side.)

The front garden has been landscaped with shrub borders, and a wide ramp leads to a secure gate.

The southerly facing rear garden is enclosed by close boarded fencing and has 4 established oak trees on the boundary. There is a large lawn, a paved entertaining terrace, a shed and well stocked borders.

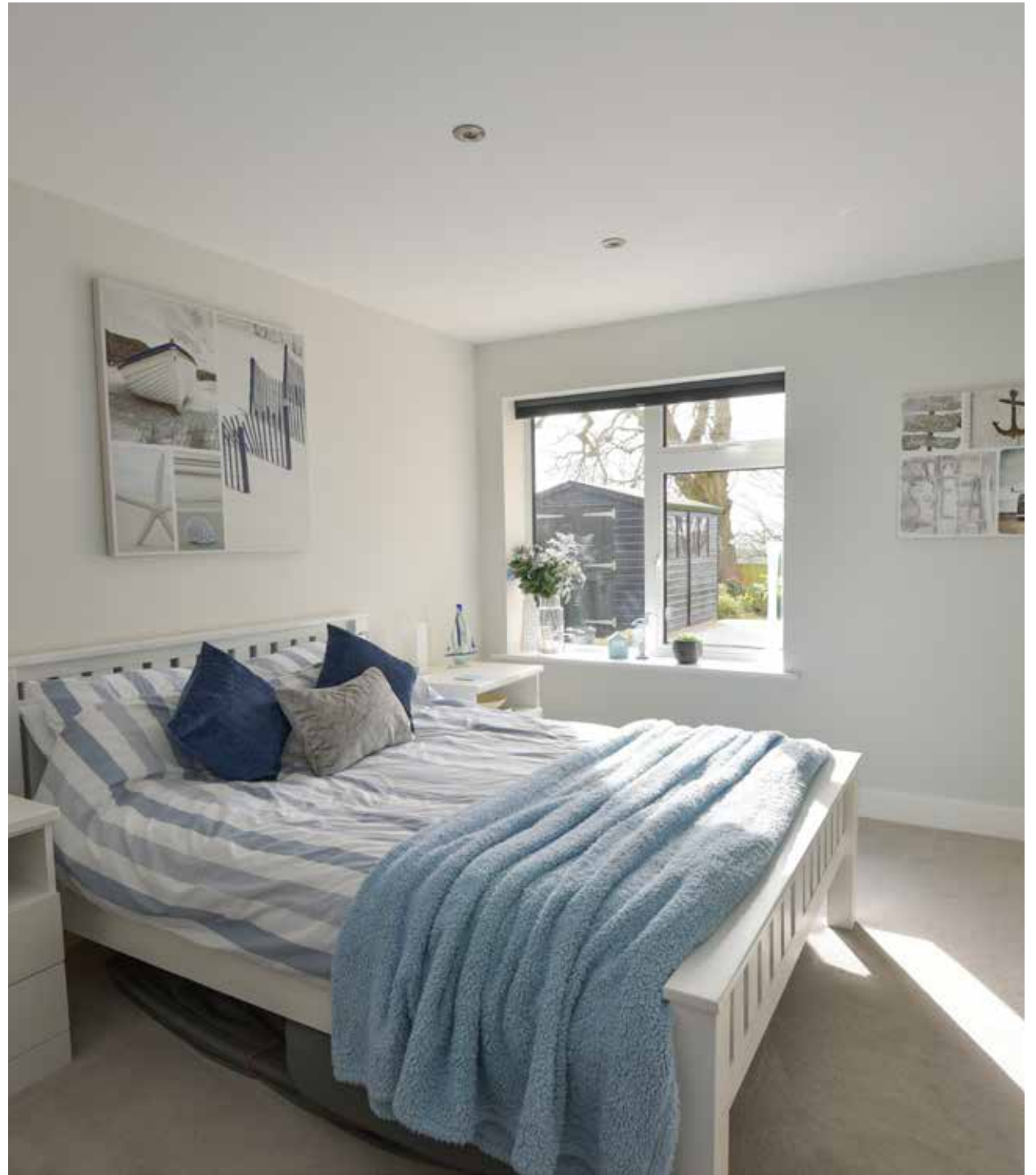
Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/Post Office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

Queen Elizabeth's Comprehensive School is easily accessible at Pamphill, as are Poole and Parkstone Grammar Schools, Dumpton Preparatory School at Furzehill, Canford School, within 4 miles at Canford Magna, and Bryanston School at Blandford.





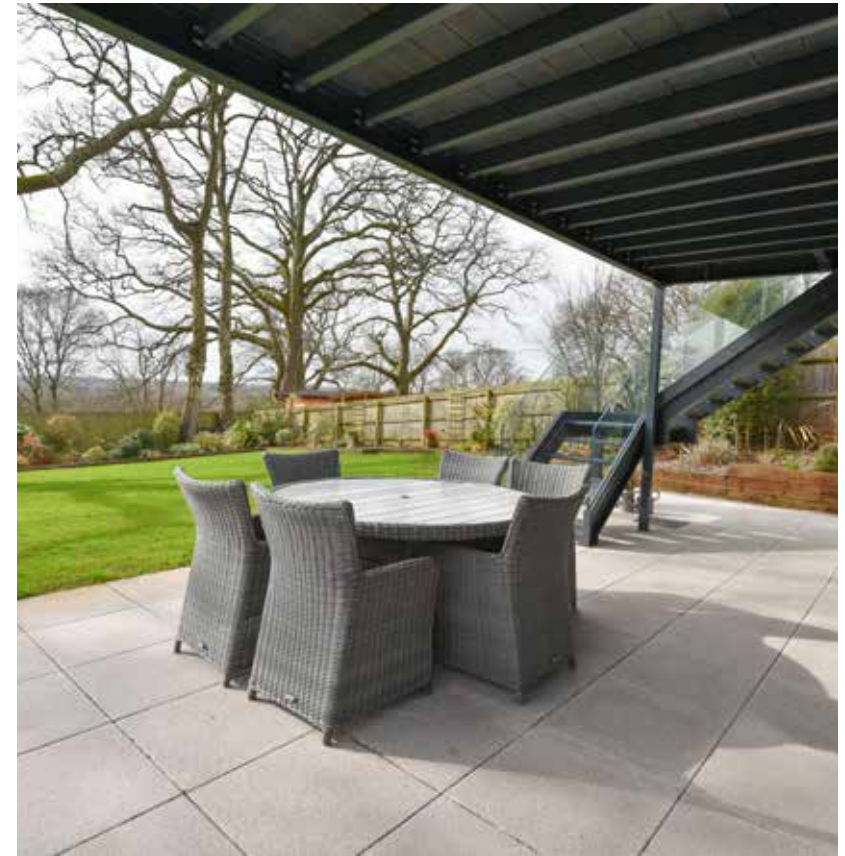






**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



15 East Street | Wimborne | Dorset | BH21 1DT  
properties@christopherbatten.co.uk  
01202 841171

Christopher  
**Batten**

in association with

**Winkworth**