



6 CANNON HILL GARDENS, COLEHILL, WIMBORNE, DORSET, BH21 2TA
£525,000 FREEHOLD

A WELL PRESENTED 4 BEDROOM END OF TERRACE HOUSE OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION, A PRIVATE, SOUTH FACING GARDEN AND NO FORWARD CHAIN, SITUATED ON A SOUGHT AFTER SMALL DEVELOPMENT ADJACENT TO CANNON HILL PLANTATION.

SUMMARY:

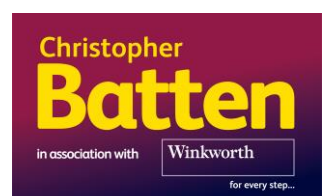
The property benefits from far reaching views towards Chalbury from the front, gas central heating, UPVC double glazing and ample off road parking. The garage has been sub-divided to create a utility room, but could be reinstated if required.



AT A GLANCE

- 4 bedrooms & 2 bathrooms
- Kitchen & utility room
- NO FORWARD CHAIN
- Private, south facing garden
- Ample off road parking

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DESCRIPTION:

A covered entrance porch leads to a reception hall with under stairs cupboard and cloakroom. Glazed double doors give access to the lounge which has a decorative fireplace and an open archway to a dining room (with French doors to the rear garden).

There is a modern kitchen with an excellent range of units and worktops, integrated De Dietrich electric hob, 2-burner gas hob, electric double oven, Bosch dishwasher, space for American style fridge-freezer, and door to the rear garden.

The separate utility room comprises a Worcester gas central heating boiler, sink, space and plumbing for washing machine, space for tumble dryer, and personal door to the former garage.

Stairs from the hall lead to a spacious first floor landing with loft access and airing cupboard. Bedroom 1 has built-in wardrobes and an en suite bath/shower room. Bedrooms 2 and 3 have built-in wardrobes, and bedroom 4 has a built-in unit with shelves and cupboards. There is also a family bathroom.



The open plan front garden is predominantly lawned. A long driveway provides ample off road parking and leads to the integral former garage which has an up-and-over door and lighting. The garage was foreshortened to create the utility room, but could be reinstated if required.

A wrought iron side gate leads to the private, south facing rear garden which has a timber sun deck, a paved patio, a stone-edged lawn, planted borders, lighting, water tap, electric awning and timber store.

LOCATION:

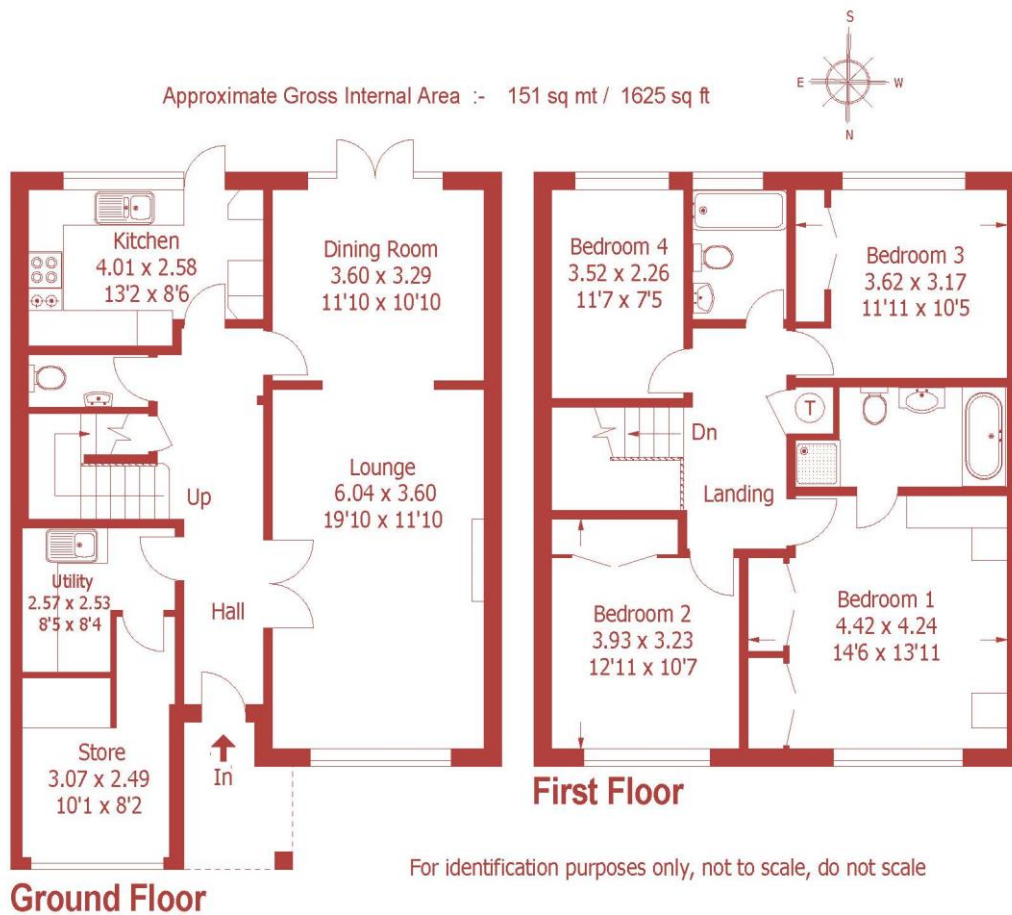
Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the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

COUNCIL TAX: Band E

DIRECTIONS:

From Wimborne, proceed up Rowlands Hill and continue past Colehill cricket ground onto Colehill crossroads. Turn right into Middlehill Road and, after about half a mile, turn left into Pilford Heath Road. Take the second turning on the right into Cannon Hill Gardens.





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.

Energy Efficiency Rating	
Current	Potential
	A (95+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
82	86

Not energy efficient - higher running costs.

England, Scotland & Wales EU Directive 2002/91/EC

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