



Christopher  
**Batten**

in association with

Winkworth

Windrush, Park Homer Road,  
Colehill, Wimborne, BH21 2SP

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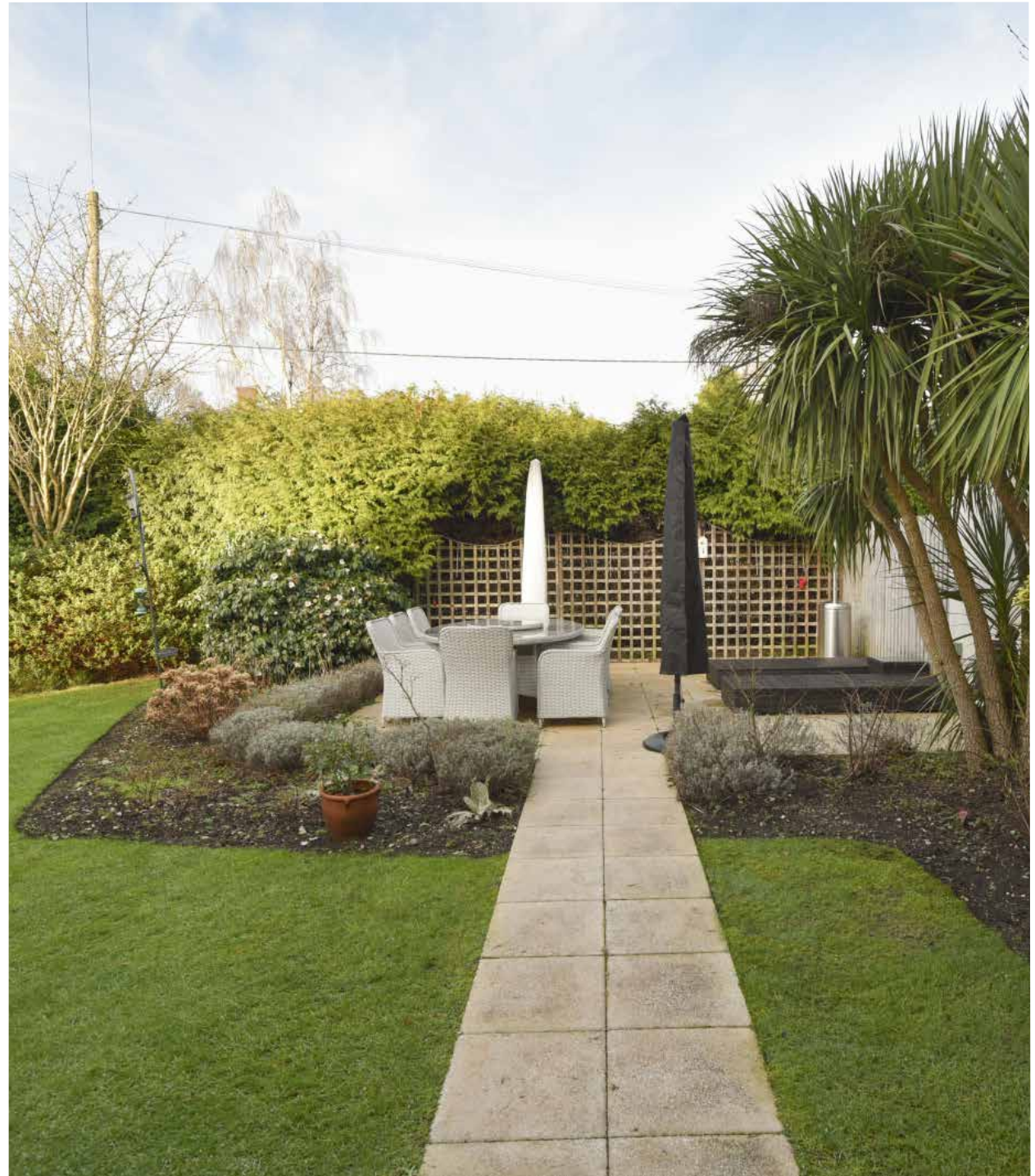
A superb, individual 4 bedroom detached house with 3 large reception rooms, a superb kitchen/dining room, 4 spacious bedrooms, 3 bathrooms, double garaging and extensive off road parking, in a sought after location within walking distance of shops and amenities.

ASKING PRICE: £1,200,000  
FREEHOLD

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Set in the ever popular Park Homer Road, near the centre of Colehill and less than 2 miles from Wimborne town centre, the property was built by a well known local developer in 2004, and extends to over 2800ft<sup>2</sup> of accommodation. The original integral double garage has been converted into a large living room and a detached double garage erected.

The house is of traditional construction, with rendered elevations, 4 tile hung gabled dormers and a roof of small plain tiles. It is connected to all mains services, and has gas central heating (the boiler for which was replaced in 2016), and UPVC double glazed windows.

This well proportioned family home is tucked away in one of Colehill's most popular roads, close to local shops and First and Middle Schools.

Directions: From Wimborne, proceed up Rowlands Hill. At the small roundabout, take the first exit and continue up Rowlands Hill, which becomes Wimborne Road. Proceed to the staggered crossroads opposite Colehill Post Office, and turn right into Middlehill Road. Take the second turning on the right into Park Homer Road, and the property can be found on the left hand side.

Council Tax: Band G

EPC Rating: Band C



3



4



3

An entrance porch (with bench seat) leads to a reception hall with under stairs storage space, an airing cupboard and a cloakroom. Quality tiled flooring extends through the hall, cloakroom, kitchen/dining room and utility room.

Double doors give access to a large, dual aspect living room with 2 pairs of glazed doors to outside, and a limestone fireplace with gas fire. There is a comprehensively fitted, spacious study, and a second dual aspect sitting room with 2 pairs of double doors to outside.

The superb L-shaped kitchen/dining room features 2 sets of glazed double doors to outside, an excellent range of polished marble work surfaces, a 1.5 bowl sink, a comprehensive range of light oak units, a large island unit/ breakfast bar (with wine cooler), a Neff double fan oven, a Neff grill, a Neff microwave, a Neff 5-burner stainless steel hob, a ceramic splashplate an extractor unit, an integrated dishwasher, and a built-in American style fridge-freezer.

There is also a utility room with matching light oak units including a 2-door larder cupboard, work surfaces, stainless steel sink, and an archway to a rear porch (with space for freezer and door to outside.)

A straight staircase leads to a semi-galleried first floor landing with a rooflight. The impressive principal bedroom suite comprises a large, comprehensively fitted double bedroom, an en suite dressing room (with full height wardrobes) and a well appointed en suite bath/shower room.







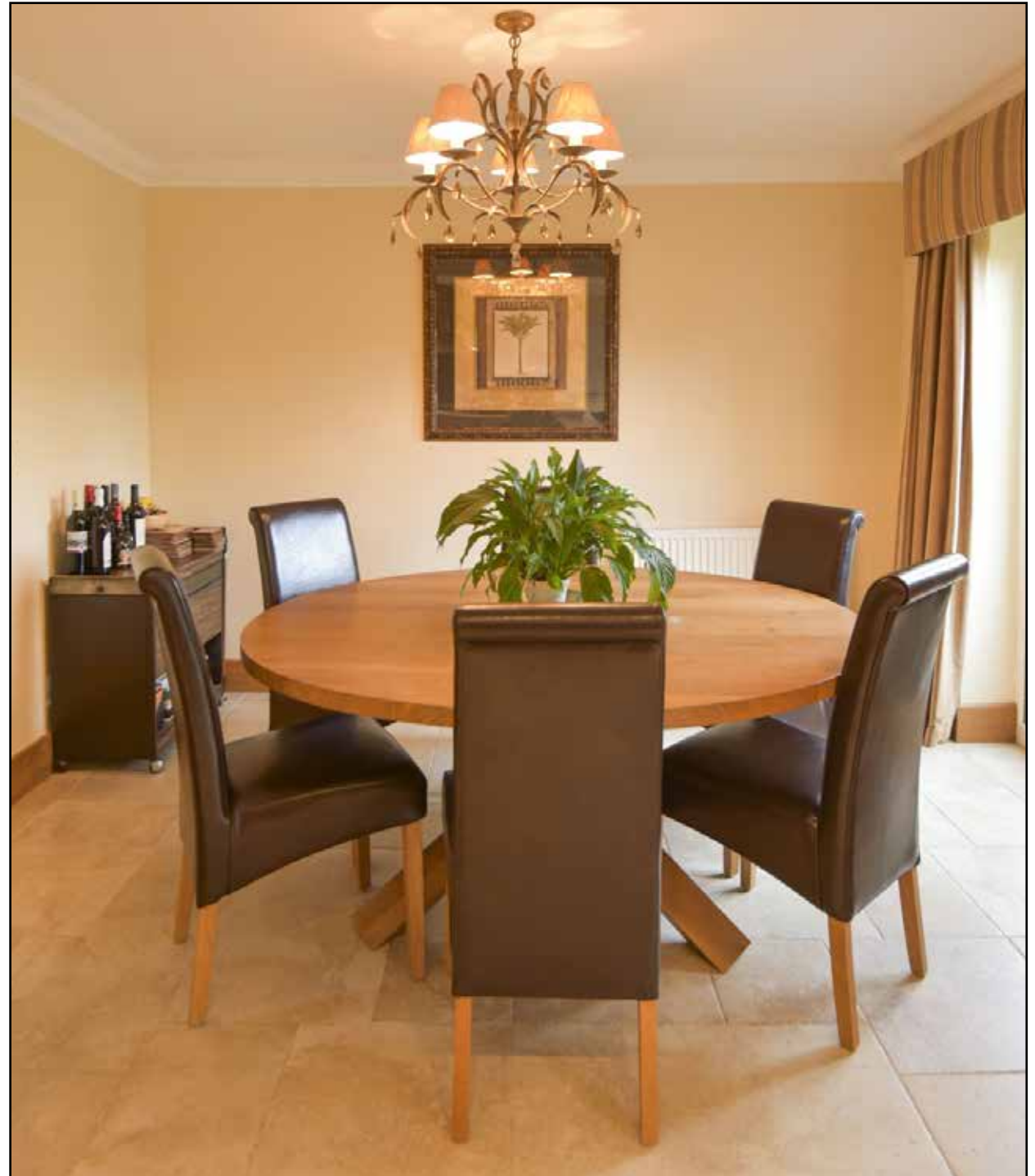
Bedroom 2 is a large double room with a comprehensive range of furniture and a fully tiled en suite shower room. Bedroom 3 is a spacious double room with fitted wardrobes and dressing table, and bedroom 4 is arranged as 2 linked rooms with a range of fitted furniture.

There is also a family shower room.

A tarmac and paved slipway and oak double electric gates lead to a large paved courtyard providing off road parking for numerous vehicles.

There is a large detached double garage (with electric up-and-over door, overhang for storage, personal door, lighting and power.)

The front garden is enclosed by a low fence and walling, and a belt of rhododendra screen the house from the road.





The main garden is enclosed by a belt of conifers and timber fencing, and well stocked with shrubs including camellia and holly. There is a large paved terrace and entertaining area, and an outdoor dining area. Adjacent to the garage there is a southerly aspect garden area which is enclosed by laurels and laid to lawn, with shrubs, a paved terrace and a side access.

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.











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

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