



12 BRIDLE WAY, COLEHILL, WIMBORNE, DORSET, BH21 2UB  
£325,000 FREEHOLD

## A 3 BEDROOM END OF TERRACE HOUSE SET BACK FROM THE ROAD OFF A PRIVATE SHARED DRIVEWAY, WITH OFF ROAD PARKING AND AN INTEGRAL CARPORT.

### SUMMARY:

The property benefits from UPVC double glazing, gas central heating, a stylish open plan kitchen/dining/living room, 3 bedrooms, a shower room, a cloakroom, and a well stocked, private garden.

The front door leads to the open plan kitchen/dining/living room. The kitchen area has oak veneered Magnet units, a wall mounted gas central heating combination boiler, and space for fridge-freezer, washing machine and cooker. There is a central dining area, and the living area has glazed double doors to the rear garden.

### AT A GLANCE

- Stylish kitchen/dining/living room
- 3 bedrooms
- Shower room & cloakroom
- Off road parking & integral carport





## DESCRIPTION:

Central stairs lead to the first floor landing. There are 3 bedrooms, all of which have wardrobes or cupboards, a shower room (with shower and wash basin) and a separate cloakroom with WC and wash basin.

A driveway leads to the front of the property where there is an additional off road parking space and an integral carport with wrought iron gates, a secure store room and a door to the rear garden. The front garden has a lawn, a water tap, well stocked borders and an established magnolia tree. A side gate provides access to the private rear garden where there is a patio, a lawn, a wildlife pond, and a timber shed.

## 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.

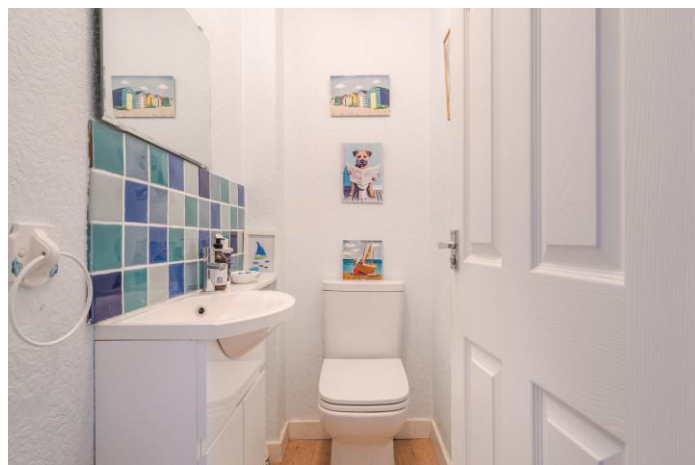




**COUNCIL TAX:** Band C

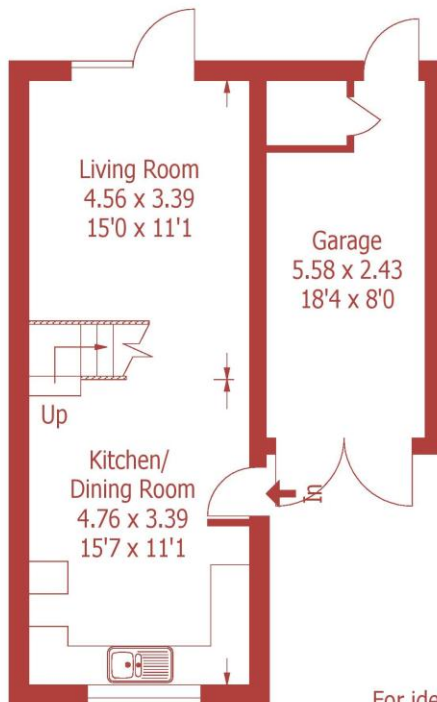
**DIRECTIONS:**

From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the staggered crossroads opposite the Co-op store. Turn right into Middlehill Road and continue past the library and down the hill. Turn left into Bridle Way, and number 12 can be found off a private driveway on the right hand side.

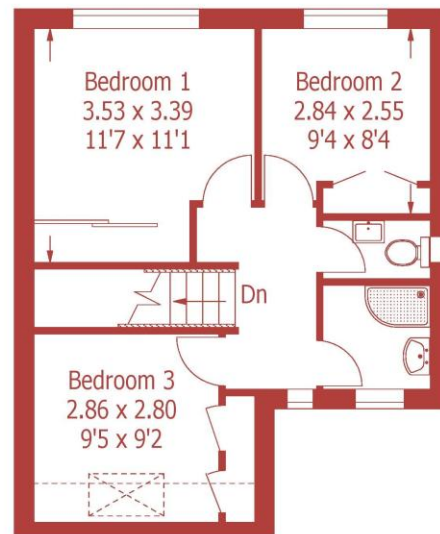




Approximate Gross Internal Area :- 72 sq m / 776 sq ft  
Excluding Garage



**Ground Floor**



**First Floor**

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



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		
55-68	D	68 D	83 B
39-54	E		
21-38	F		
1-20	G		

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