



30 Ashmeads Way
Colehill, Wimborne
Dorset, BH21 2NZ

A very well presented 3 double bedroom detached bungalow with double garaging and excellent off road parking, set on an elevated site offering outstanding views towards the coast.

PRICE GUIDE: £685,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Built in 1968, the property stands at the head of a small cul-de-sac on a site extending to about a quarter of an acre, offering great potential, subject to planning consent, for extension. Ashmeads Way is a popular residential location in the heart of Colehill and about 2 miles from Wimborne town centre.

This spacious bungalow benefits from gas central heating, UPVC double glazing, a large detached double garage and a paved driveway providing parking for at least 6 vehicles. There is woodblock flooring to the lounge, dining room and part of the hallway.

From the drive, a short flight of steps gives access to a balcony with a wrought iron balustrade and superb views. A covered entrance way leads to a large entrance hallway with a double airing cupboard.



2



3



2



There is a lounge with a stone fireplace (and gas fire), and sliding doors to a balcony with paved floor and a wrought iron balustrade. The separate dining room has a casement door to the rear garden.

Bedroom 1 is a spacious room with 3 full height wardrobes, an archway to a dressing room (with fitted worktop, cupboards and wall mirror), and a fully tiled en suite shower room (with corner shower cubicle, vanity unit, wash basin, WC and cupboards).

Bedroom 2 has fitted wardrobes and a superb view, and bedroom 3, to the rear, has a double wardrobe. The family bathroom comprises bath, wash basin and WC.

The kitchen/breakfast room has an excellent range of units and granite work surfaces, a retractable larder cupboard, Franke stainless steel sink, Neff double oven/grill, Neff touch-control ceramic hob, extractor, Neff dishwasher, and door to outside. There is also a utility room with granite units, Franke stainless steel sink, space for fridge-freezer, washing machine, wine rack, floor standing GlowWorm gas boiler, and built-in cupboards.



The elevated front garden has a lawn and established planting including a large formium. There is a long paved driveway with space for at least 6 vehicles, and a detached double garage (with electric door and excellent storage space).

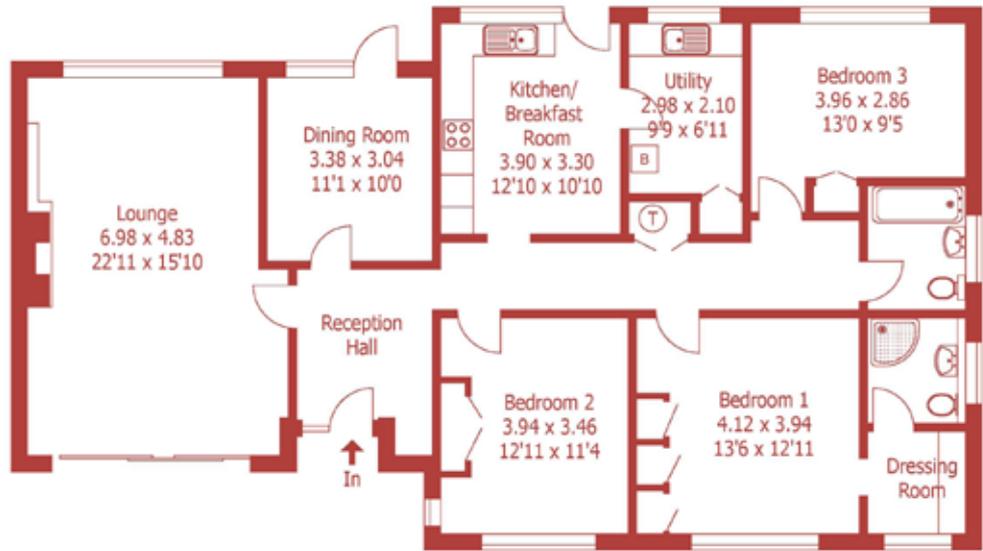
To the rear, a shingle terrace with stepping stones and a stone retaining wall leads to a large, sloping rear garden enclosed by fencing and trees, with a mature apple tree, grasses, a bench seat, a garden chalet and a split level paved terrace.

Directions: From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and along Wimborne Road to the staggered crossroads opposite Colehill Post Office. Turn right into Middlehill Road and proceed past the shops on the right. Just after Colehill Library on the left, turn right into Olivers Road, and take the second turning on the left into Ashmeads Way.





Approximate Gross Internal Area :- 143 sq mt / 1538 sq ft
Garage Approximate Gross Internal Area :- 25 sq mt / 266 sq ft



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



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.



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 F

EPC Rating: Band E







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



Christopher
Batten

in association with

Winkworth