



Corra Cottage
32 Middlehill Road, Colehill
Wimborne, Dorset, BH21 2SE

A well presented 3 bedroom detached 1920s colonial style chalet bungalow situated on a large, corner plot in a non-estate location, with a landscaped south facing rear garden and a home office/garden studio.

PRICE GUIDE: £650,000
FREEHOLD





Built in 1929, Corra Cottage is a lovely family home, tastefully refurbished and presented throughout, but retaining its original character and features including high ceilings, picture rails, open fireplaces, solid oak flooring, and a gas fired Aga.

The property benefits from gas central heating, recently replaced soffits and fascias, and flush casement double glazed windows and doors throughout. There is ample eaves storage space and the recent addition of a porch. French doors lead from the dining room to a south facing rear garden terrace ideal for al fresco dining.

A front door leads to an enclosed entrance porch with a door to the main reception hall which features solid oak flooring and an under stairs storage cupboard.



2



3



1



The sitting room has a feature bay window, an open fire, a central archway, and solid oak flooring which extends through to the dining room where there is a wood burner, an airing cupboard, and French doors leading out to the rear garden terrace.



The kitchen is fitted with a range of oak-faced units, granite worktops, a feature gas fired Aga, appliance space for upright fridge/freezer, appliance space and plumbing for washing machine and dishwasher, quarry tiled floor, and a side door to the garden.

Bedrooms 2 and 3 have laminate flooring. There is a contemporary white bathroom comprising panelled bath (with shower and glazed screen), vanity wash hand basin, WC, and tiled floor.

A staircase leads to the first floor landing where there is a glazed door providing access to a large eaves storage area, and a further door to a walk-in linen cupboard.

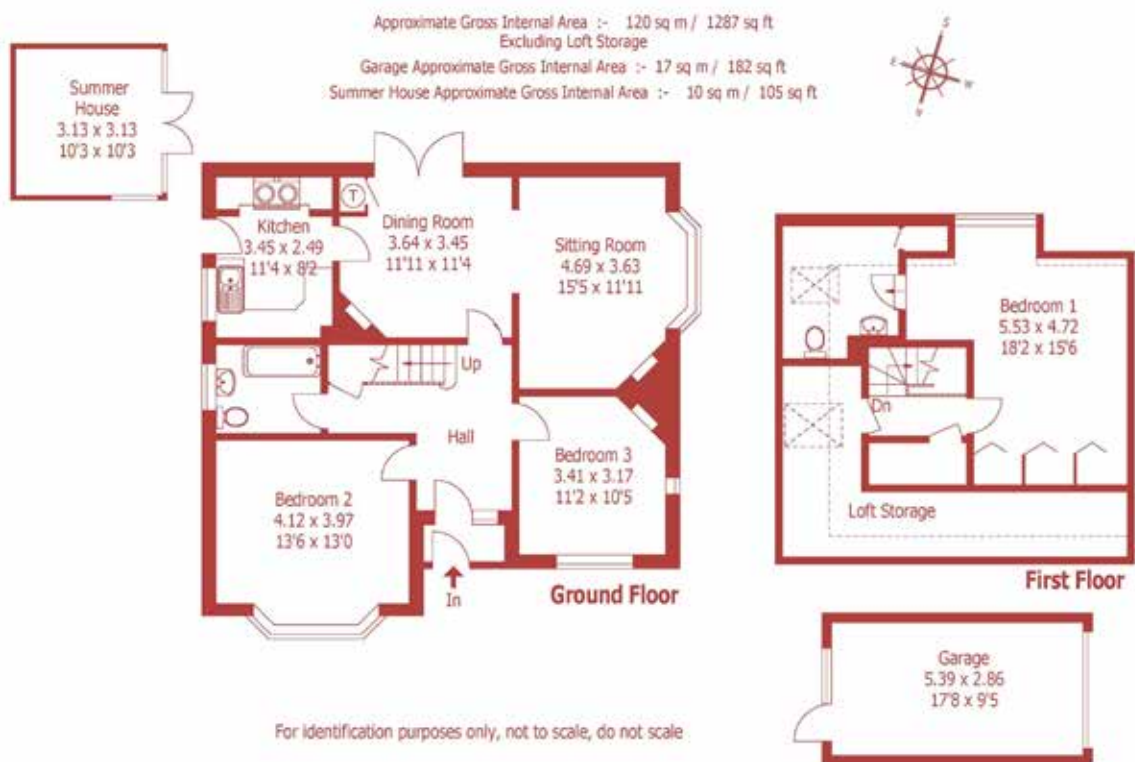


The main bedroom features a dormer window to the rear elevation, a range of built-in wardrobes, a study area, and an en suite cloakroom (with WC, wash hand basin and further access to eaves storage space.)

Corra Cottage stands on a corner plot, with vehicular access off Park Homer Road leading to a detached brick built garage with an up-and-over door, lighting and power points, window and personal door to the rear garden.

The garden extends to all sides of the property, with the front garden being lawned with a selection of shrubs, and gated access on either side to the side and rear gardens where there are patios, outdoor seating areas, 2 timber garden sheds, a raised kitchen garden, and lawns interspersed with a selection of shrubs. To the far corner of the garden, there is a further spacious garden terrace with 2 log stores, and a composite home office/garden studio with lighting and power. To the side of the property, there is a wildlife pond and an additional seating area.





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 and at Bytheway Field. There are local pubs nearby (The Horns, about a mile away at Burts Hill, and the Barleymow Inn, about 1.5 miles, at Broomhill.) Bus services connect to the market town of Wimborne Minster (approximately 1.4 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.

Directions: From Wimborne town centre, proceed up Rowlands Hill, past Colehill cricket ground and along Wimborne Road to the staggered cross-roads opposite the Co-op/post office. Turn right into Middlehill Road, and before reaching the small parade of shops on the right hand side, number 32 can be found on the right hand side, on the corner of Park Homer Road.

Council Tax: Band E

EPC Rating: Band E







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT

The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

Christopher
Batten

in association with

Winkworth