



24 Park Homer Drive
Colehill, Wimborne
Dorset, BH21 2SR

A beautifully presented 4 bedroom detached chalet style house situated on a small, quiet cul-de-sac development adjoining woodland and open countryside, with a double garage and ample off road parking.

PRICE GUIDE: £825, 000
FREEHOLD

COUNCIL TAX: Band F

EPC RATING: Band D





The property provides spacious, well proportioned and versatile living accommodation, and benefits from gas central heating and attractive triangular dormers (with inset red windows).

A large verandah with an attractive red front door leads through to the reception hall where there is a cloakroom with a useful coat store, and a door to bedroom 4 which is currently used as a hobbies room.

A modern fitted kitchen/breakfast room has an excellent range of Shaker style units, Rangemaster 110 gas / electric cooker and Rangemaster extractor above, space for fridge/freezer, space for dishwasher, space for table and chairs, and door to a side porch/boot room (with door to garden).

The spacious, dual aspect lounge features a stone fireplace (with inset gas fire), and enjoys an outlook over the wrap around gardens. The large family room (with a door to the double garage) has an open walkway through to the dining room, off of which is a study.



4



4



2



From the reception hall, a door leads through to a conservatory which has full height glass windows and roof, and bi-folding doors lead out to the garden terrace. Stairs from the reception hall lead to a spacious first floor landing with a Velux window and an airing cupboard.

The dual aspect main bedroom has a range of fitted bedroom furniture, a walk-in wardrobe (with fitted wardrobes), and an en suite shower room. Bedroom 2 overlooks the rear garden with an en suite cloakroom, and bedroom 3 is a double sized bedroom overlooking the front garden. There is a family bath/shower room comprising a bath (with handspray shower attachment), large walk-in shower, WC, and vanity wash basin.



A driveway providing ample off road parking leads to a double garage with an up-and-over door, power and lighting, a useful utility area (with space and plumbing for washing machine, space for white goods, and a sink), and doors to the family room and side garden. The mature front garden has a water feature running the full width of the property and a pathway, stone borders, lawn area, and there is access to both sides of the property. The rear garden is predominately laid to a large lawn with a feature central flower bed, well stocked borders, garden terrace, timber seating area, and a gate leading to the woods behind.

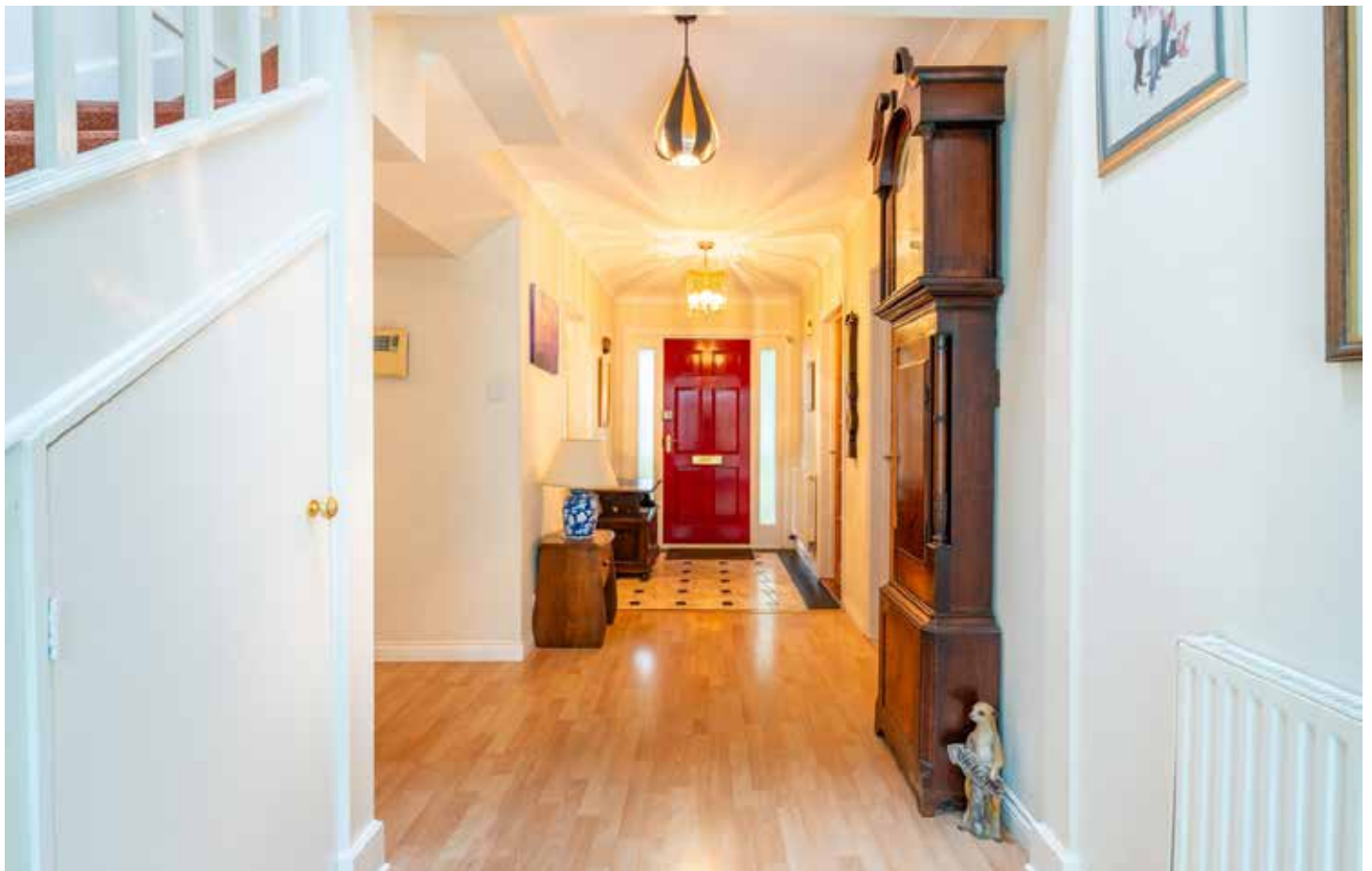


The garden has a feeling of privacy and seclusion, and is well screened from all neighbouring properties. The well maintained gardens wrap around the house, and to one side there is a compost area, lawn, range of fruit trees and bushes, summerhouse, and a stepping stone path leads to the rear garden. To the side of the garage, there is a vegetable garden with raised beds and concrete paths, which is enclosed by timber fencing with a wooden shed, a potting shed, and a wooden gate back to the rear garden.

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.

Directions: From Wimborne, proceed up Rowlands Hill and half way up at the mini roundabout, bear left and continue along Rowlands Hill which then becomes Wimborne Road. On reaching the staggered cross-roads with the Co-op/post office directly opposite, turn right and follow Middlehill Road. Before the next parade of shops on the right, turn into Park Homer Road and Park Homer Drive is the first turning on the left. Follow the road round, take the first turning on the right, and number 24 can be found at the far end of the cul-de-sac on the right hand side.





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.







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth