

Christopher
Batten



Cutlers Place
Colehill, Wimborne, BH21 2HZ

£399,950 Freehold



A deceptively spacious 5 bedroom semi-detached family house, for sale with NO FORWARD CHAIN, with a 100ft rear garden adjoining farmland, on a popular development on the south side of Colehill and about 2 miles from Wimborne town centre

Built in 1968 and owned by our clients since new, the house was substantially extended in 1984 to create 2 further first floor rooms, a larger kitchen and a shower room. It is of traditional construction, with facing brick elevations under a concrete tiled roof. It is connected to all mains services and has gas central heating and UPVC double glazing. Local shops and First and Middle Schools are easily accessible in Colehill, and Wimborne offers a wide range of amenities

Entrance hall

Coat cupboard

Large lounge/dining room

Stone ornamental fireplace and electric fire, and sliding doors to the garden

Kitchen/breakfast room

Modern units, post formed worktops, fibre sink, Neff double oven, ceramic hob, extractor, space for fridge-freezer, washing machine and dishwasher, tiled walls, breakfast bar, walk-in linen cupboard, gas boiler, door to rear porch, and a superb view over the garden

Shower room

First floor landing

Loft access

Bedroom 1

A spacious double room with fitted wardrobes, bedside cabinets, dressing table and chest of drawers





Bedroom 2

A smaller double room with fitted cupboards, bedside cabinets and shelves, and a superb view over the adjacent farmland

Bedroom 3

A double room with a superb view and a door to bedroom 4.

Bedroom 4

A double room with fitted wardrobes, chest of drawers and bedside cabinets



Bedroom 5

A small single room with a built-in cupboard

Bathroom

Shower bath, wash basin, WC and fully tiled walls

Outside

There is a tarmac driveway with space for one vehicle, and an integral garage with up-and-over door. The front garden has been landscaped for ease of maintenance with a paved terrace, a shrub bed, a shingle bed and planting including hydrangeas, spirea and hebe. The well stocked rear garden extends to over 100ft in length and offers privacy. It has a paved terrace, shrub beds, lawns, close boarded fencing, aluminium greenhouse, garden shed, pathways, an apple tree and conifers

Directions

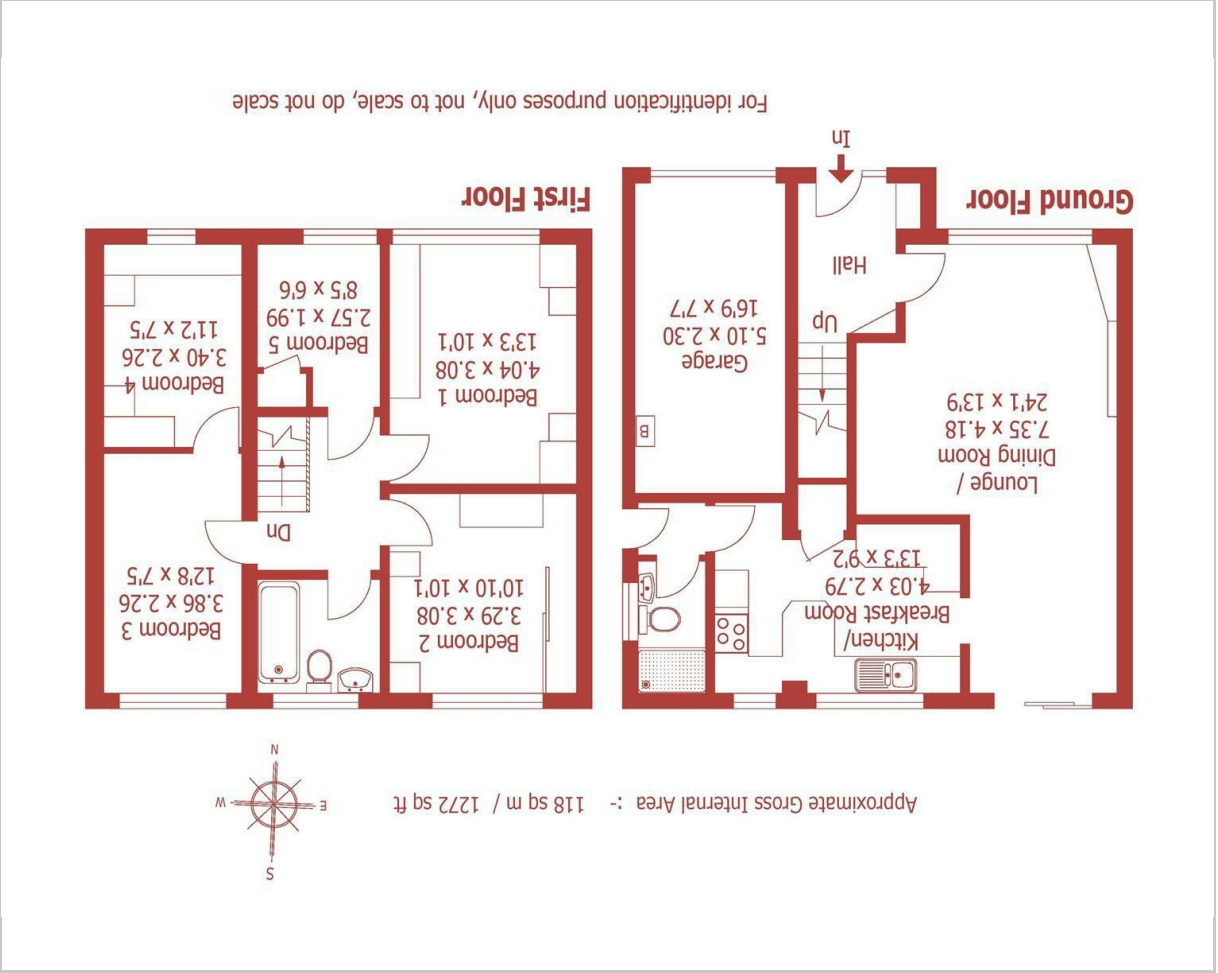
From Wimborne, proceed along Leigh Road, which becomes Wimborne Road West. Turn left at the petrol station into Hayes Lane. Take the third left into Jessopp Road, and first left into Cutlers Place, and the property can be found on the left hand side

Council Tax

Band D



Floor Plan



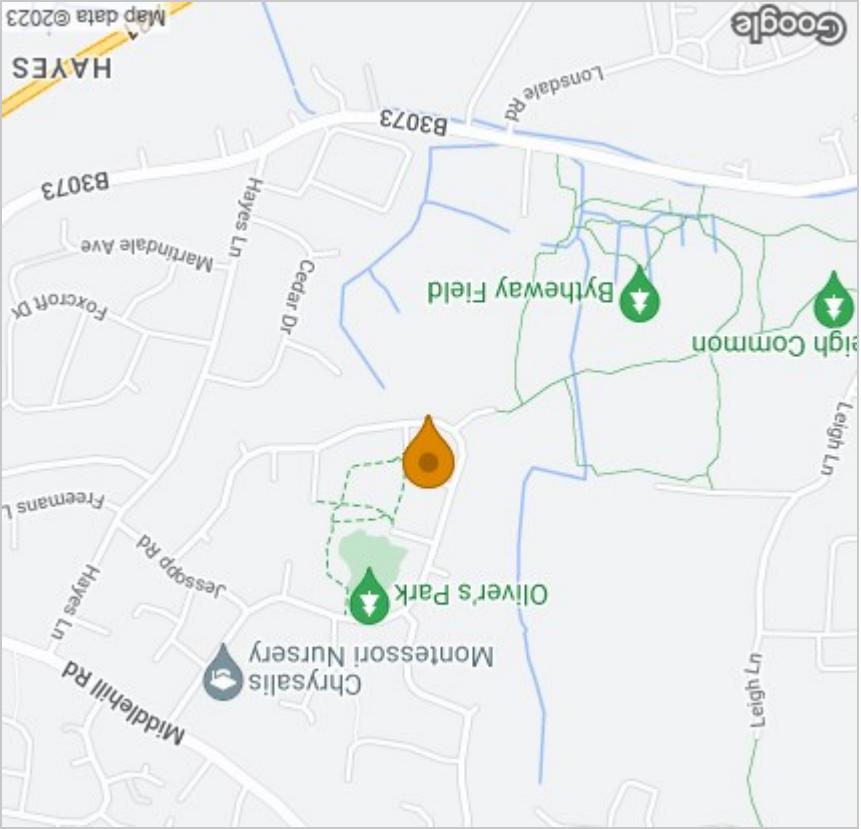
Viewing

By prior arrangement through Christopher Batten

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15 East Street, Wimborne, Dorset, BH21 1DT
Tel: 01202 841171 | Email: properties@christopherbatten.com
www.christopherbatten.com

Area Map



Energy Efficiency Graph

