



35 Pilford Heath Road  
Colehill, Wimborne  
Dorset, BH21 2LU

A beautifully presented 4/5  
bedroom detached chalet style  
bungalow with a large, south  
facing rear garden, in an  
established residential area.

PRICE GUIDE: £775,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth





In recent years the property has been extended and refurbished throughout, and provides spacious, flexible accommodation benefitting from gas central heating, UPVC double glazing, modern kitchen and bathroom fittings, ample off road parking and an outdoor entertainment area.

There is an attractive reception hall with high vaulted ceiling, tiled floor and under stairs cupboard. Double doors lead to a spacious, L-shaped lounge/dining room with a decorative limestone fireplace surround, and a patio door to a raised sun deck/covered seating area. The dining area, which has an independent door access, was formerly a fifth bedroom and could be reinstated as such.



1



4



3



From the hall, double doors give access to a large kitchen/breakfast room with a tiled floor, a patio door to the raised sun deck, an excellent range of units, an island (with a granite worktop), an integrated dishwasher, a large range cooker, and space for a fridge-freezer. The separate utility room has a sink, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas central heating boiler, and door to outside.



Bedroom 4 has a range of fitted furniture, and there is a ground floor shower room.

From the hall, stairs give access to a large, galleried first floor landing with airing cupboard and 2 skylights. Bedroom 1 has an excellent range of furniture including a large walk-in wardrobe, and an en suite shower room.





Bedroom 2 has fitted wardrobes and loft access, bedroom 3 has fitted wardrobes and dressing table, and there is a family bathroom including a jacuzzi bath (with shower and screen above) and a skylight.

Outside, a driveway extends to a large parking area with raised shrub beds. A side gate leads to the rear garden, where an overhang provides a covered seating area with timber sun deck and recessed lighting, ideal for al fresco dining.

Enclosed by established hedges, affording a fair degree of privacy, the garden also features a lower patio, a large shaped lawn, wide shrub beds and a timber summerhouse.

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





Approximate Gross Internal Area :- 174 sq m / 1872 sq ft



For identification purposes only, not to scale, do not scale  
Drawn using existing drawings and dimensions



#### DISCLAIMER:

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(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, bear left at the mini roundabout going past Colehill cricket ground, and on to Colehill cross-roads (opposite the Co-Op/Post Office stores). Turn right into Middlehill Road and continue for half a mile going past the library and First School, and turn left into Pilford Heath Road. Number 35 can be found on the left hand side, just before the junction with Brackenhill Road.

Council Tax: Band F

EPC Rating: Band











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