

Christopher  
**Batten**



Toad Abode, 1 Beaucroft Road  
Colehill, Wimborne, BH21 2QW

**£650,000 Freehold**



A delightful 3 bedroom detached 18th century period cottage situated in the popular Beaucroft Road, close to Colehill cricket ground and within walking distance of Wimborne town centre. The cottage is set in a lovely cottage garden offering complete privacy, with a detached double garage and excellent off road parking, and is offered for sale with NO FORWARD CHAIN.

Traditionally built, the property has colour washed rendered elevations under a small plain tiled ridged roof, with a brick chimney. It is connected to all mains services, with a gas heating system.

The cottage has many outstanding features including an inglenook fireplace in the sitting room, exposed beams and timbers, and a large kitchen/breakfast room.

This is an opportunity to acquire a good sized 3 bedroom cottage with generally good ceiling height throughout, and great potential to extend, subject to the necessary planning consents.

#### Entrance hallway

An entrance hallway (with coat hanging area) and a walkway leads to a dining room.

#### Dining room

Overlooks the garden with understairs storage space, wall light points and staircase to first floor.

#### Sitting room

The most attractive sitting room features an inglenook fireplace (with raised tiled hearth, bread oven, inset fire basket and bressummer beam), exposed ceiling beams and timbers, and door to garden.

#### Kitchen/breakfast room

Comprises a range of working surfaces, framed cupboards and drawers, fitted dresser, china display cabinet, fitted cooker, space for fridge/freezer, feature tiled floor, and stable door to garden.

#### Cloakroom

With a low level WC, wash hand basin, space for washing machine, and built-in storage cupboards.





### First floor split level landing

From the dining room, a short staircase leads to the first floor split level landing, with 3 steps up to an upper landing.

### Bedroom 2

Wall light points, storage cupboard, and vanity unit with wash hand basin.

### Bedroom 3

Built-in cupboards, and exposed ceiling timbers.

### Main landing

### Bedroom 1

The main landing leads to the double aspect main bedroom with pine storage cupboards.

### Bathroom

Modern bath, separate shower, pedestal basin, WC and storage cupboard.

### Outside

A large stone driveway with space for a number of vehicles and a 5-bar entrance gate leads to a detached double garage with 2 metal up-and-over doors, light and power.

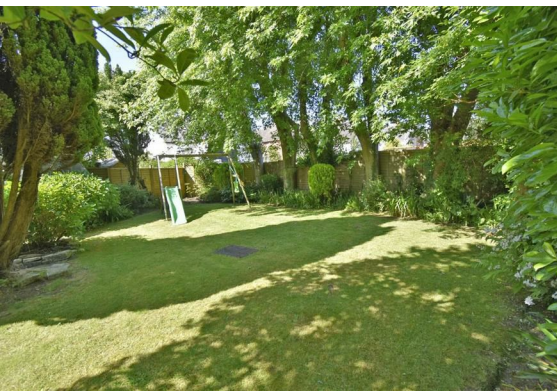
The gardens are a real feature of the cottage and mainly surround the property on two sides being enclosed by high timber fencing, conifer and laurel hedgerows, and camellias. There is an L shaped lawned garden area with a feature Japanese acer, climbing roses, planted beds, greenhouse, and on the boundary, there are beech trees. Steps from the lawn lead down to a lower terrace and pathway, and from the terrace, the sitting room door has a gabled porch entrance.

### Directions

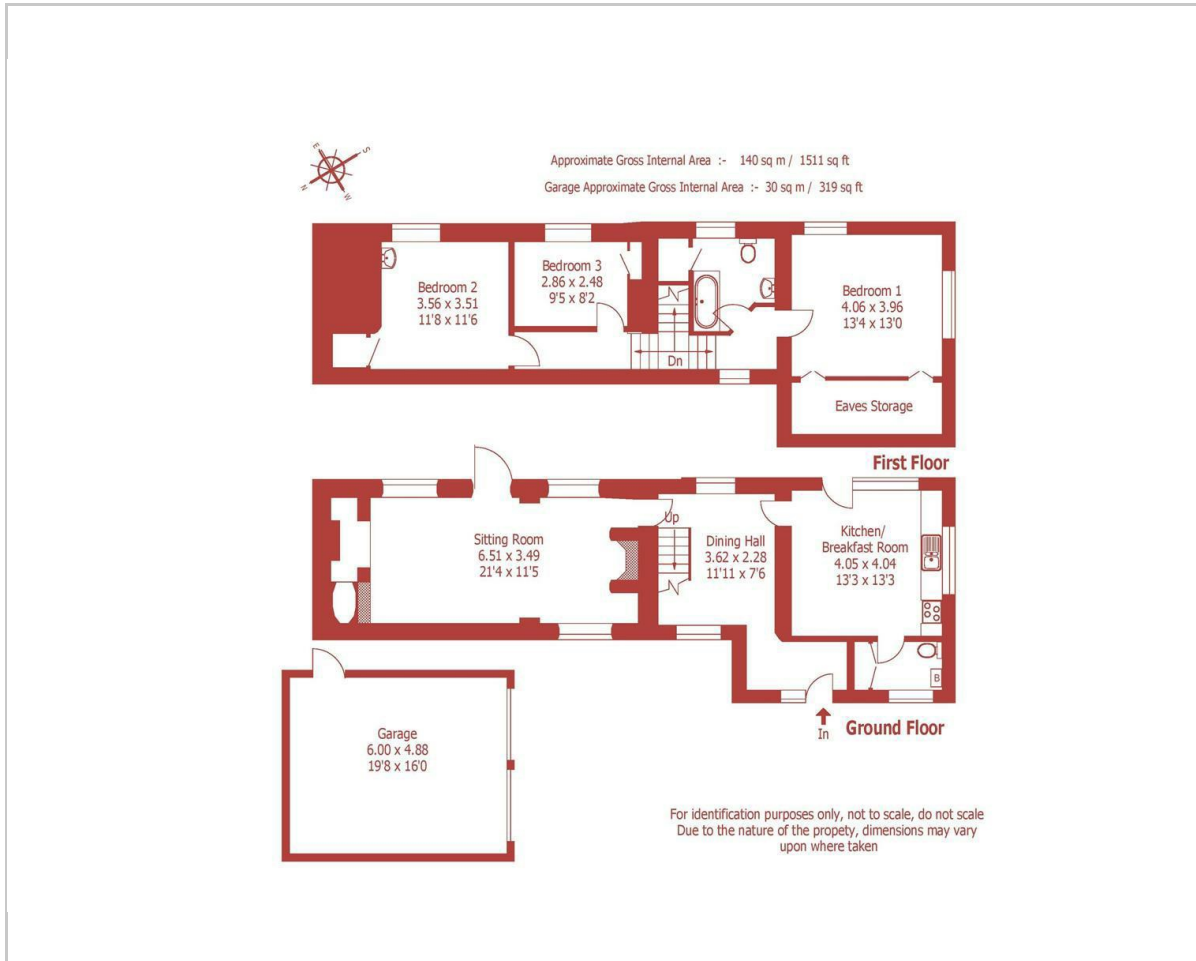
From Wimborne town centre, proceed up Rowlands Hill, bearing left at the small roundabout. Proceed past Colehill cricket ground on the left and take the next turning on the right, into Beaucroft Road. The property can be found immediately on the left hand side.

### Council Tax

Band F



## Floor Plan



## Viewing

By prior arrangement through Christopher Batten

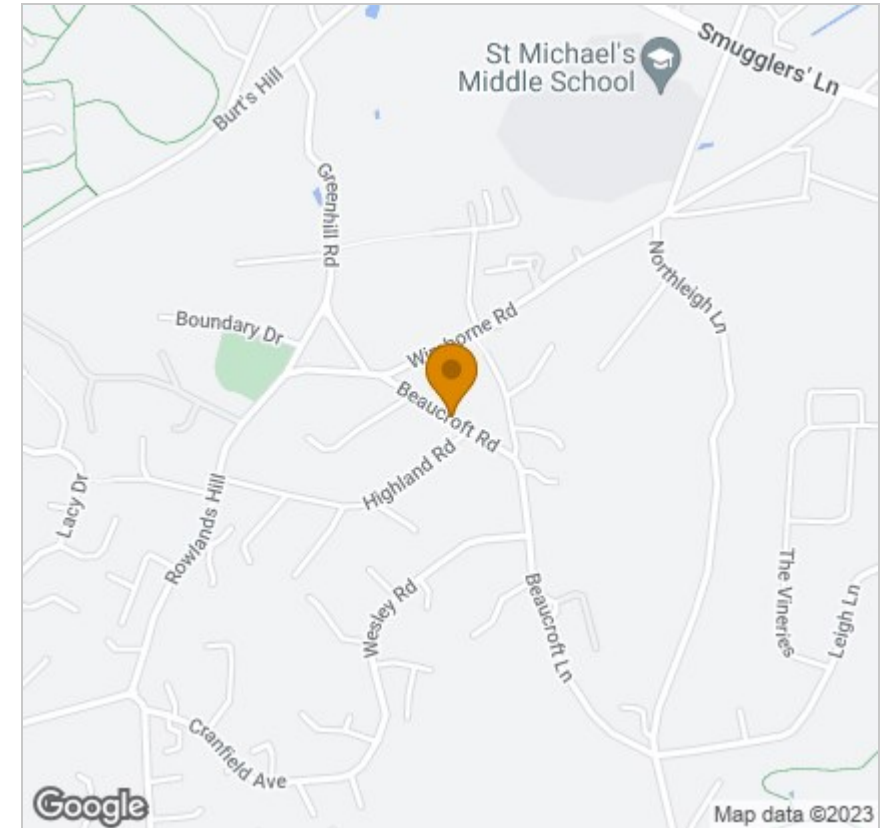
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## Area Map



## Energy Efficiency Graph

