



149 LONNEN ROAD, COLEHILL, WIMBORNE, DORSET, BH21 7AU
£620,000 FREEHOLD

A BEAUTIFULLY REFURBISHED AND EXTENDED 3 BEDROOM CHALET STYLE PROPERTY IN A DELIGHTFUL SEMI-RURAL SETTING ON THE EDGE OF COLEHILL.

SUMMARY:

Built as a bungalow in the 1960s, the property has been extended, altered and refurbished to a high specification during the last 10 years. It is connected to mains water and electricity, and has private drainage, gas central heating and UPVC double glazing. The house has oak-faced internal doors, a superbly fitted kitchen/dining room and contemporary style bathrooms, and the majority of the ground floor rooms have Quickstep vinyl flooring.

AT A GLANCE

- - In a delightful semi-rural setting
- - Beautifully refurbished
- - Superbly fitted kitchen/dining room
- - Ample off road parking



DESCRIPTION:

There is ample off road parking and a nicely enclosed, private rear garden featuring a substantial workshop/office/garden room.

The reception hall has a coat hanging area and an under stairs cupboard. Glazed doors lead to a nicely proportioned lounge with further glazed doors to the kitchen/dining room.

The dining area has glazed double doors to a raised sun deck, and the kitchen comprises contemporary units, granite worktops, island unit, built-in larder cupboard, space for American style fridge-freezer, and Neff appliances (dishwasher, washing machine, double oven, induction hob and extractor.)

Off the hall there is a lobby area with 2 built-in cupboards. Bedrooms 2 and 3 are double rooms, one of which has a built-in cupboard, and there is a family shower room.

On the first floor, bedroom 1 has glazed doors to a Juliet balcony enjoying lovely country views, a walk-in closet (with skylight and gas central heating boiler), and a well appointed en suite bath/shower room.



Wrought iron gates open onto a gravel driveway providing ample off road parking. The front garden is screened by a hedge, and has a lawn and shrub borders, and further wrought iron gates at the side lead to a substantial workshop/office/garden room. A raised composite walkway and balcony provide an outdoor entertaining area, and the lower garden is nicely enclosed, affording privacy. It has a lawn, gravelled terracing, a lower patio and a further timber sun deck.

LOCATION:

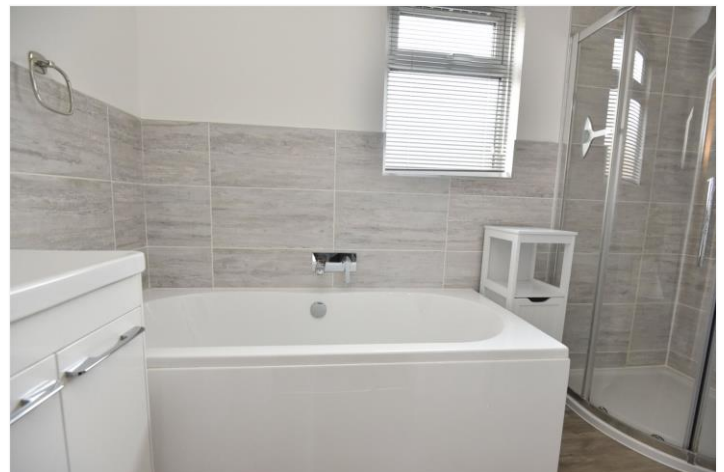
Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

COUNCIL TAX:

Band D

DIRECTIONS:

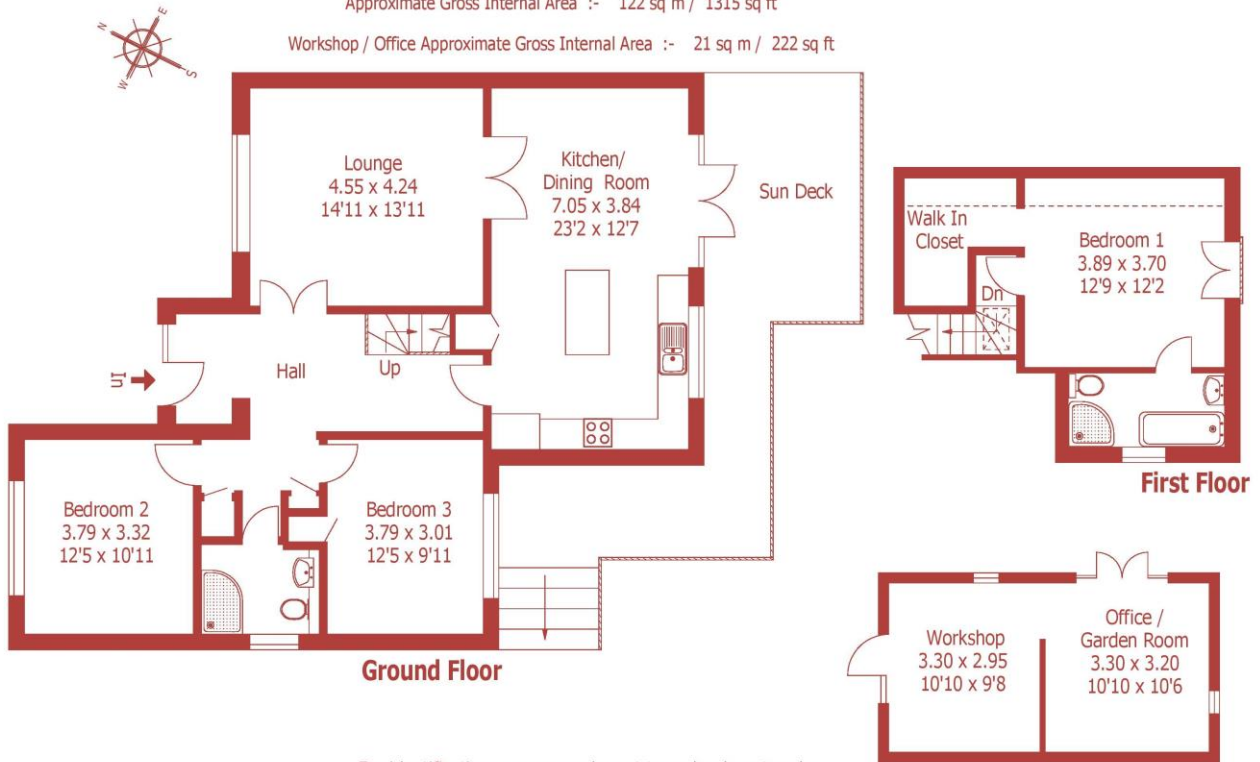
From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the staggered crossroads opposite the Co-op/Post Office. Proceed across into Lonnen Road and follow it for about a mile, passing Sandy Lane on the right and Wood View on the left. 149 can be found on the left hand side.



149 Lonnen Road, Colehill

Approximate Gross Internal Area :- 122 sq m / 1315 sq ft

Workshop / Office Approximate Gross Internal Area :- 21 sq m / 222 sq ft



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	61	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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