



18 SWALLOW WAY, WIMBORNE, DORSET,
BH21 2NH
£425,000 FREEHOLD

A well-extended three bedroom detached bungalow in the sought-after village of Colehill. Improved by the present owners to create an impressive open-plan kitchen, dining and garden room with lantern roof and bi-fold doors. Further comprising three bedrooms, re-fitted bathroom, front garden, driveway and detached garage.





DESCRIPTION: Swallow Way is a quiet residential close set within the popular village of Colehill, and number 18 presents an appealing proposition for those seeking well-proportioned single-storey living without compromise on space or specification. The property has been extended and updated in recent years to create an impressive footprint, with particular attention given to the rear of the bungalow where a substantial garden room addition transforms the everyday living experience.

THE PROPERTY

Approach is via a block-paved driveway providing parking for several vehicles, with a detached garage set to the right-hand side. The front elevation presents in white render beneath a tiled roof, with a lawned front garden bordered by established hedging and planting.

Entry is via a half-glazed front door into a notably wide entrance hall finished with LVT flooring and decorative wallpaper. The hall gives access to all principal rooms and immediately conveys the scale of the property.

The kitchen and dining area sits at the heart of the home and has been fitted with a range of shaker-style cabinetry in an off-white finish with composite quartz worktops and matt black ironmongery. Integrated appliances include a Samsung induction hob, Hotpoint double oven, Indesit microwave, integrated dishwasher and Hotpoint washing machine. The kitchen opens directly through to the garden room without interruption, creating a flowing living and entertaining space that runs the depth of the property.

The garden room is the standout feature of the house. Built to a high specification with a full-height lantern roof, the space is flooded with natural light throughout the day. Full-width bi-fold doors retract to create a seamless connection with the rear terrace, making indoor-outdoor living a practical daily reality rather than a seasonal aspiration. LVT flooring continues through from the kitchen, maintaining visual continuity across the combined space.









The three bedrooms are served from the entrance hall. The principal double bedroom occupies a rear aspect with garden outlook. Two further bedrooms are well-proportioned and suit a variety of uses. The bathroom has been re-fitted with a panelled bath with glass shower screen, a combined vanity unit and WC, full tiling to walls and floor, and a chrome heated towel rail.

The rear garden is enclosed by close-board fencing and mature hedging, affording a good degree of privacy. A paved terrace sits directly off the bi-folds, with a lawned area beyond.





LOCATION: Colehill is a residential village situated immediately to the east of Wimborne Minster, forming part of the wider East Dorset area. It is regarded as one of the more desirable addresses within the BH21 postcode, offering a semi-rural character with ready access to the facilities of Wimborne town centre, which lies approximately one mile to the west.

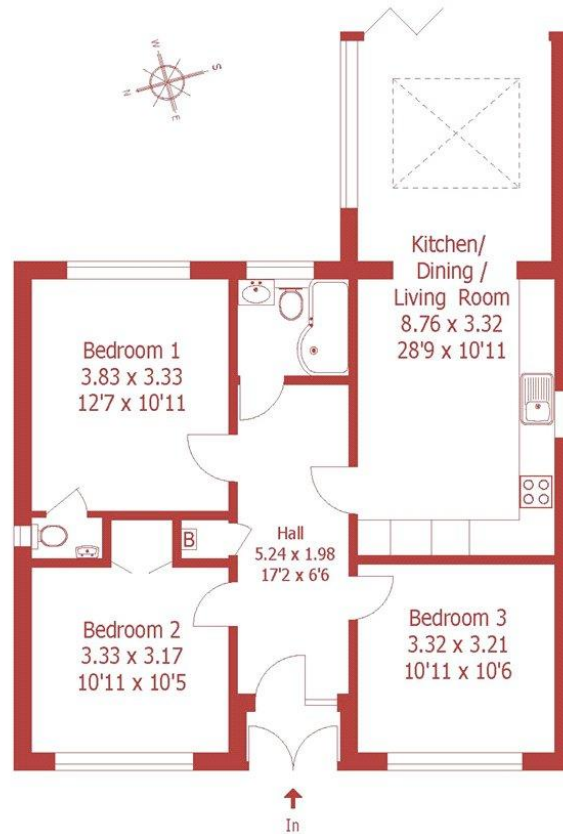
Colehill village lies immediately east of Wimborne Minster, offering a semi-rural character with easy access to town centre amenities. Colehill First School and Queen Elizabeth's School serve the area for primary and secondary education respectively. The A31 is readily accessible, placing Poole and Bournemouth within thirty minutes, with Bournemouth International Airport approximately six miles to the south-east.

DIRECTIONS:

From our office in Wimborne Minster, proceed up Rowlands Hill towards Colehill, along Wimborne Road until it meets Middlehill Road. Turn right on to Middlehill Road and turn left into Pilford Heath Road. This becomes Sand Lane, turn left into Heron Drive and Swallow Way can be found on the right.

18 Swallow Way, Colehill

Approximate Gross Internal Area :- 85 sq mt / 917 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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