



**FOXCROFT COTTAGE, 6B HAYES LANE, WIMBORNE, DORSET, BH21 2JE**  
**£450,000 FREEHOLD**

## **A BRAND NEW 3 BEDROOM SEMI-DETACHED CHALET STYLE HOUSE, APPROACHED OFF A LONG BLOCK PAVED DRIVEWAY, IN AN ESTABLISHED RESIDENTIAL ROAD CLOSE TO LOCAL SHOPS.**

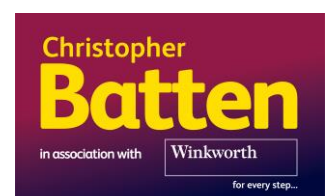
### **SUMMARY:**

Traditionally built, the property has brick elevations, a feature tiled canopy and a slate roof. The property benefits from a 10-year NHBC warranty, gas central heating (with underfloor heating to the ground floor), UPVC double glazing, good quality vinyl flooring and carpeting, parking spaces and a landscaped rear garden.

### **AT A GLANCE**

- Marketed by Christopher Batten in association with Winkworth
- BRAND NEW
- Open plan kitchen/dining room & separate living room
- Bathroom, en suite & cloakroom
- Enclosed rear garden

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## DESCRIPTION:

A covered entrance way leads to a reception hall with understairs storage cupboard and built-in coat cupboard. There is a cloakroom with concealed cistern WC, wash basin and towel radiator.

The living room has an attractive bay window to the front. Across the rear of the house is a superb kitchen/dining/family room with an island unit and bifold doors to the rear garden terrace. The kitchen is fitted with contemporary units, ample work surfaces and integrated appliances including fridge/freezer, dishwasher, electric double oven, electric hob, cooker hood and wine chiller.

There is a large first floor landing with a cupboard housing an Ideal gas central heating boiler. Bedroom 1 has an en suite shower room with a skylight, and there are 2 further bedrooms and a family bathroom with a skylight.

The property is approached off a long block paved driveway. There is both resident and visitor parking. A side gate gives access to a nicely enclosed rear garden with a lawn and a paved patio.



## 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.

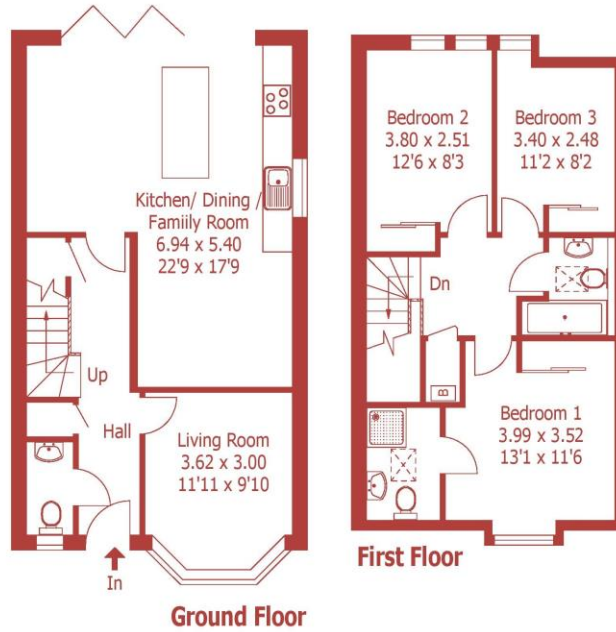
**COUNCIL TAX:** Band NA

## DIRECTIONS:

From Wimborne, proceed east along Leigh Road which becomes Wimborne Road West. Turn left at the petrol station into Hayes Lane. The property can be found on the right hand side, approached off a long, block paved driveway.



Approximate Gross Internal Area :- 102 sq m / 1099 sq ft



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

Drawn using existing drawings and dimensions

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			
(95-100)	A		96
(81-94)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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