



9 Cannon Hill Gardens
Colehill, Wimborne
Wimborne, Dorset, BH21 2TA

A very well presented 4 bedroom detached Georgian style family house with a large garden and views towards Horton Tower, for sale with NO FORWARD CHAIN, on a sought after small development adjacent to Cannon Hill Plantation.

PRICE GUIDE: £750,000 FREEHOLD
Council Tax: Band F
EPC Rating: Band





Constructed in the 1970s, and updated and refurbished in recent years, the property benefits from 4 bedrooms, 2 bathrooms, 2 reception rooms, off road parking and a double length garage/utility room. It is presented in very good decorative order and connected to all mains services, with gas central heating and UPVC double glazing.

A portico entrance leads to an L-shaped reception hall with built-in storage and coat cupboards. There is a fully tiled ground floor cloakroom.

The well proportioned, dual aspect living room has an ornamental fireplace with electric fire, a sliding patio door to the garden terrace, and a superb view towards Horton Tower.



2



4



2



The separate dining room overlooks the front garden, and has oak double doors to the kitchen/breakfast room, which features an excellent range of high gloss units, granite work surfaces, stainless steel 1.5 bowl sink, fan oven, touch-control ceramic hob, glass extractor, integrated fridge, freezer and dishwasher, and ceramic tiled floor.

A door leads to a covered passageway giving access to the front and rear gardens, with a coat hanging area. The rear half of the tandem garage is arranged as a utility room, with work surfaces, graphite 1.5 bowl sink, base and wall cupboards, space for white goods, and door to outside.



Stairs lead to a semi-galleried first floor landing with a loft access and a built-in storage cupboard.

There are 3 spacious double bedrooms and a generous single/small double.



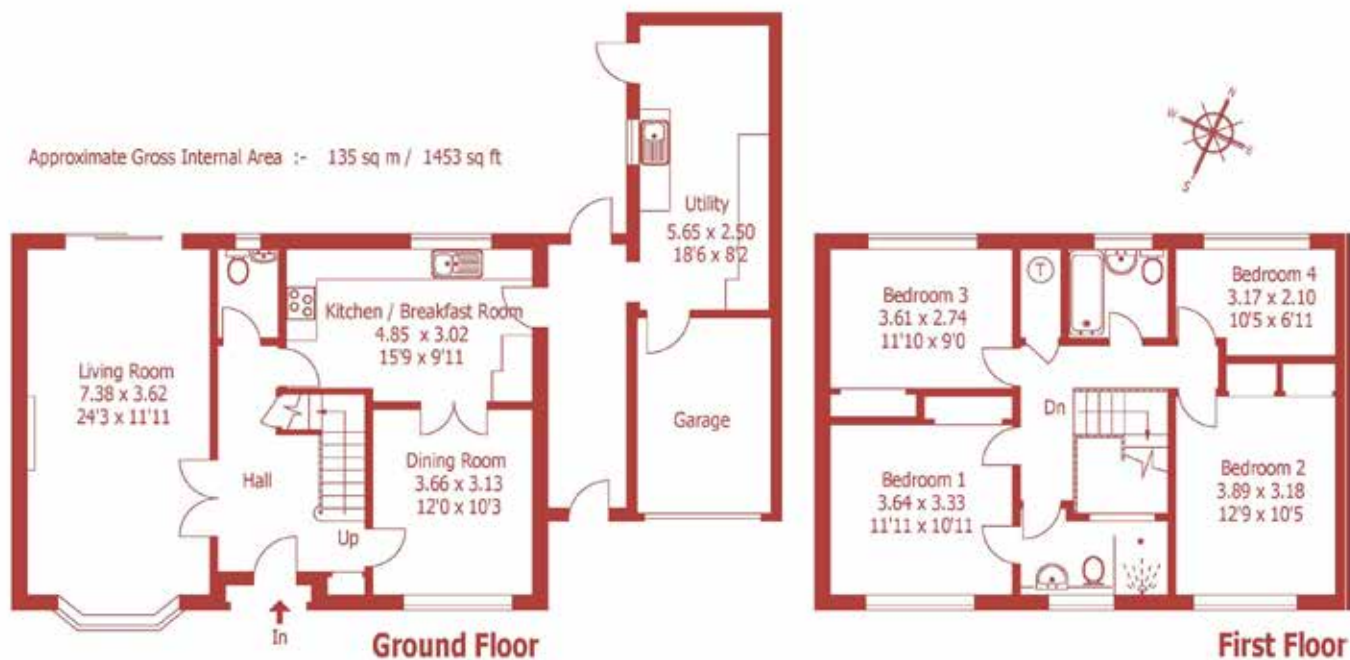
The 3 double rooms all have built-in wardrobes, and bedroom 1 also has a fully tiled en suite shower room (with large shower, wash basin, WC and 'jack & jill' door to the landing). The rear bedrooms have superb views towards Horton Tower.

There is also a fully tiled family bathroom with bath, wash basin, WC and towel radiator.

Outside, a paved driveway provides off road parking for at least 2 vehicles and leads to an attached double length garage, part of which is currently arranged as a utility room, with lighting, power, personal door and up-and-over door. The open plan front garden has lawns and a range of planting including wisteria, palm and climbing roses.

A particular feature of the property is the large, private rear garden which extends to approximately 100ft x 70ft and includes lawns, stone stack borders, paved pathways, a large paved entertaining terrace across the rear of the house, a large sun deck,





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a shed, and a wealth of planting including palms, cherry and laurel. There is a large, sloping wooded area at the end of the garden.

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.

Directions: From Wimborne, proceed up Rowlands Hill and continue past Colehill cricket ground onto Colehill crossroads. Turn right into Middlehill Road and, after about half a mile, turn left into Pilford Heath Road. Take the second turning on the right into Cannon Hill Gardens.







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