

Christopher
Batten



140 Cutlers Place
Colehill, Wimborne, BH21 2HZ
£420,000 Freehold



A modern 3 bedroom detached family house with garage, off road parking and private south facing rear garden, in a popular residential area. The property benefits from gas central heating and replacement UPVC double glazing and offers scope for extension, subject to planning consent, and improvement

Colehill offers first and middle schools, a library, and local shops including a Co-Op/post office. 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

Entrance hall

Lounge

Dining area

Patio door to the conservatory

Conservatory

Patio door to the garden

Kitchen

The kitchen has been re-fitted and has modern units and worktops, airing cupboard, and space for free standing cooker and fridge

Utility room

Space and plumbing for washing machine, and space for tumble dryer and fridge-freezer

Cloakroom

WC and wash basin

Office

Patio door to the garden





First floor landing

Retractable ladder to the loft (with fitted light)

Bedroom 1

A double room

Bedroom 2

A double room

Bedroom 3

Built-in cupboard



Bathroom

Bath (with Mira shower over), wash basin and WC

Outside

A driveway provides off road parking and leads to a garage (with up-and-over door, lighting, power points and gas central heating boiler). The open plan front garden is principally lawned, with flower and shrub borders. A side gate leads to the south facing rear garden which has a patio, 2 ponds, timber shed, lawn, well stocked shrub beds, and picket fence and gate leading to a kitchen garden area (with greenhouse)

Directions

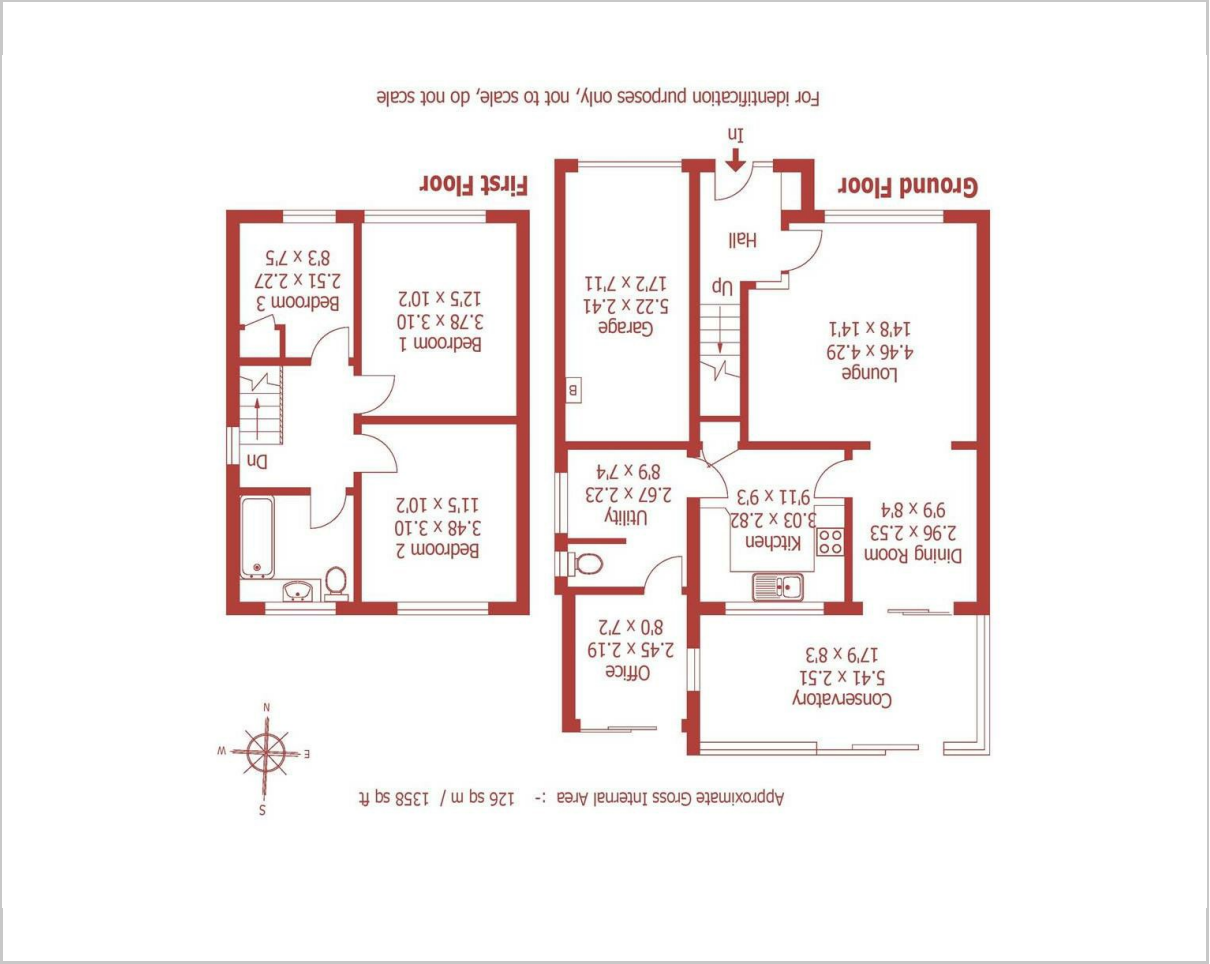
From Wimborne, proceed east along Leigh Road which becomes Wimborne Road West. At the petrol station, turn left into Hayes Lane. Take the fourth turning on the left into Jessopp Road, and turn first left into Cutlers Place. Follow the road around, and the property can be found on the left hand side

Council Tax

Band D



Floor Plan



Viewing

By prior arrangement through Christopher Batten

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS: The Agents have not tested any apparatus, equipment, fixtures and fittings or services, and cannot verify they are in working order or fit for purpose. References to the Tenure of the property are based on information from supplied by the Vendor. The Agents have not had sight of the title deeds. These particulars, whilst believed to be accurate, are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy.

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Area Map



Energy Efficiency Graph

