



**Christopher  
Batten**

A stunning contemporary style 3/4 bedroom detached property with far reaching views, in a highly sought after residential area.

26 Ashmeads Way  
Colehill, Wimborne  
Dorset  
BH21 2NZ  
GUIDE PRICE £800,000

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- Superb open plan kitchen/dining/living room
- 2 sun balconies with far reaching views towards the coast
- 3 double bedrooms plus bedroom 4/study
- En suite shower room, bath/shower room and cloakroom
- High specification kitchen and bathroom fittings
- Off road parking on a paved driveway
- Double garage with electric door and walk-in storage

EPC: C | COUNCIL TAX: F | FREEHOLD

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The property has recently been extensively re-modelled and refurbished to a high standard of specification, and benefits from under floor gas central heating, UPVC double glazing, high quality kitchen fittings and integrated Bosch appliances, Villeroy & Boch bathroom suites, a security alarm system with cameras, a Kinetico water softener, timber laminate and porcelain tiled floors, and 2 large sun balconies with impressive views towards the coast. The exterior walls have been re-rendered and there are landscaped gardens and a large double garage with walk-in storage.

Ashmeads Way is a highly favoured cul-de-sac on the southern slopes of Colehill, enjoying easy access to scenic walks at Cannon Hill Plantation and Bytheway Field, local shops including a Co-op/Post Office, First and Middle Schools, and bus services to Wimborne town centre, with its wide range of amenities. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.

A premium Hormann front door leads to the lower reception hall which has a high vaulted ceiling and a personal door to the garage. There is a cloakroom with WC and wash basin, a utility room (with built-in cupboards, space and plumbing for washing machine, and space for tumble dryer) and a study/bedroom 4.

A central hardwood staircase leads to the first floor where there is a large, open hallway with a loft access.

Double doors give access to the hub of the house, a superb contemporary kitchen/dining/living room with a wood burning fire and a sliding tilt-and-turn patio door to a large semi-covered balcony (with recessed lighting, wrought iron balustrade and an anti-frost and anti-slip porcelain tiled floor. From the dining area, a further sliding tilt-and-turn patio door leads out to the rear garden.



The stunning kitchen is fitted with contemporary units (including retractable larders and carousels), quartz worktops and a central island unit incorporating an induction hob and a pop-up extractor fan. Appliances include electric oven, dishwasher and fridge-freezer, and there is a cupboard containing a water softener.

Bedroom 1 has a patio door to a further sun balcony (with far reaching views) and an en suite shower room with walk-in shower, WC, circular basin on a washstand, and towel radiator. Bedroom 2 is a large double room, and bedroom 3 has a run of built-in wardrobes and storage cupboards.

The spacious family bath/shower room comprises shower cubicle, twin-ended bath, wash basin, WC and airing cupboard.





A block paved driveway provides ample off road parking and leads to an integral double garage with premium Hormann sectional electric door, wall mounted Worcester gas central heating boiler, lighting, power points and under stairs storage area.

To the front of the house there is a boundary wall and a raised lawn with flower and shrub borders. A side gate gives access to the landscaped rear garden which has retaining walls and steps leading to a raised lawn and 2 patio areas, with a large stone rockery forming an upper garden area.

Directions: From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and along Wimborne Road to the staggered crossroads opposite Colehill Post Office. Turn right into Middlehill Road and proceed past the shops on the right. Just after Colehill Library on the left, turn right into Olivers Road, and take the second turning on the left into Ashmeads Way.

Council Tax: Band F





Approximate Gross Internal Area :- 170 sq m / 1831 sq ft



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