

Christopher
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18 Cannon Hill Gardens

Colehill, Wimborne, BH21 2TA

Offers Over £475,000 Freehold



A very well presented 4 double bedroom, 2 reception room Georgian style end of terrace house with a south facing walled garden, a garage and ample off road parking, on an exclusive development in the heart of Colehill and about 2 miles from Wimborne town centre

Traditionally constructed in the 1970s, with facing brick elevations and a concrete tiled roof, the property is connected to all mains services and benefits from gas central heating and UPVC double glazing. It is set in a quiet cul-de-sac adjacent to Cannon Hill Plantation which offers excellent walks, and within walking distance of local shops and schools in Colehill. There is good road access to Wimborne town centre and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Open-fronted entrance porch
Georgian style pillar

Entrance hall
Under stairs cupboard and door to the garage

Spacious sitting room
Overlooking the front garden, with a limestone fireplace surround and inset electric fire

Dining room
Sliding doors to the garden

Kitchen/breakfast room
Modern units, Corian work surfaces, breakfast bar, Zanussi double fan oven, 5-burner gas hob, Neff extractor, Bosch washing machine and tumble dryer, Liebherr American style fridge-freezer, partly tiled walls, quality flooring, and door to the rear garden





Spacious first floor landing

Double airing cupboard and loft access (with ladder)

Bedroom 1

A large double room with a front aspect and 2 built-in double wardrobes

En suite shower room

Very well presented, and fully tiled, with walk-in shower, vanity unit, wash basin, concealed cistern WC and towel radiator

Bedroom 2

Front aspect, with built-in double wardrobe

Bedroom 3

A double room to the rear with a built-in double wardrobe

Bedroom 4

A double room, also to the rear

Bathroom

Bath, wash basin and WC

Outside

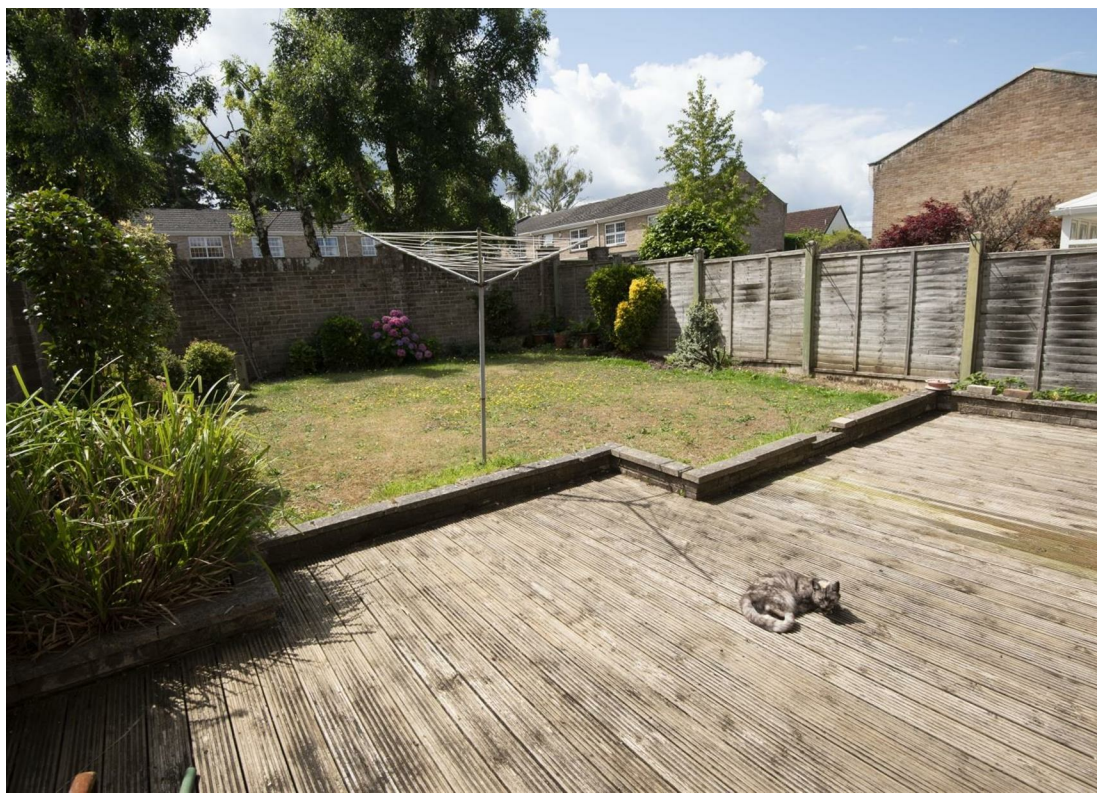
The front garden has a long tarmac drive providing extensive off road parking and leading to a long integral single garage with up-and-over door, door to the hall and wall mounted gas boiler. There is a large, well maintained open plan lawn. The south facing rear garden is bounded by walling and panel fencing, and features a lawn, shrubs including hydrangeas, holly and camellia, and a full width timber deck. Agents' Note: A fee of £180 per annum is paid to Chesterfield Management (Colehill) Ltd for maintenance of the communal landscaped areas.

Directions

From Wimborne, proceed up Rowlands Hill, past Colehill cricket ground and along Wimborne Road to the crossroads with Colehill Post Office ahead. Turn right into Middlehill Road and, after about half a mile, turn left into Pilford Heath Road. Turn right into Cannon Hill Gardens

Council Tax

Band E



Floor Plan



Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

