



Christopher
Batten

in association with

Winkworth

Forest View, Cannon Hill Road, Colehill, Wimborne

Dorset, BH21 2LS

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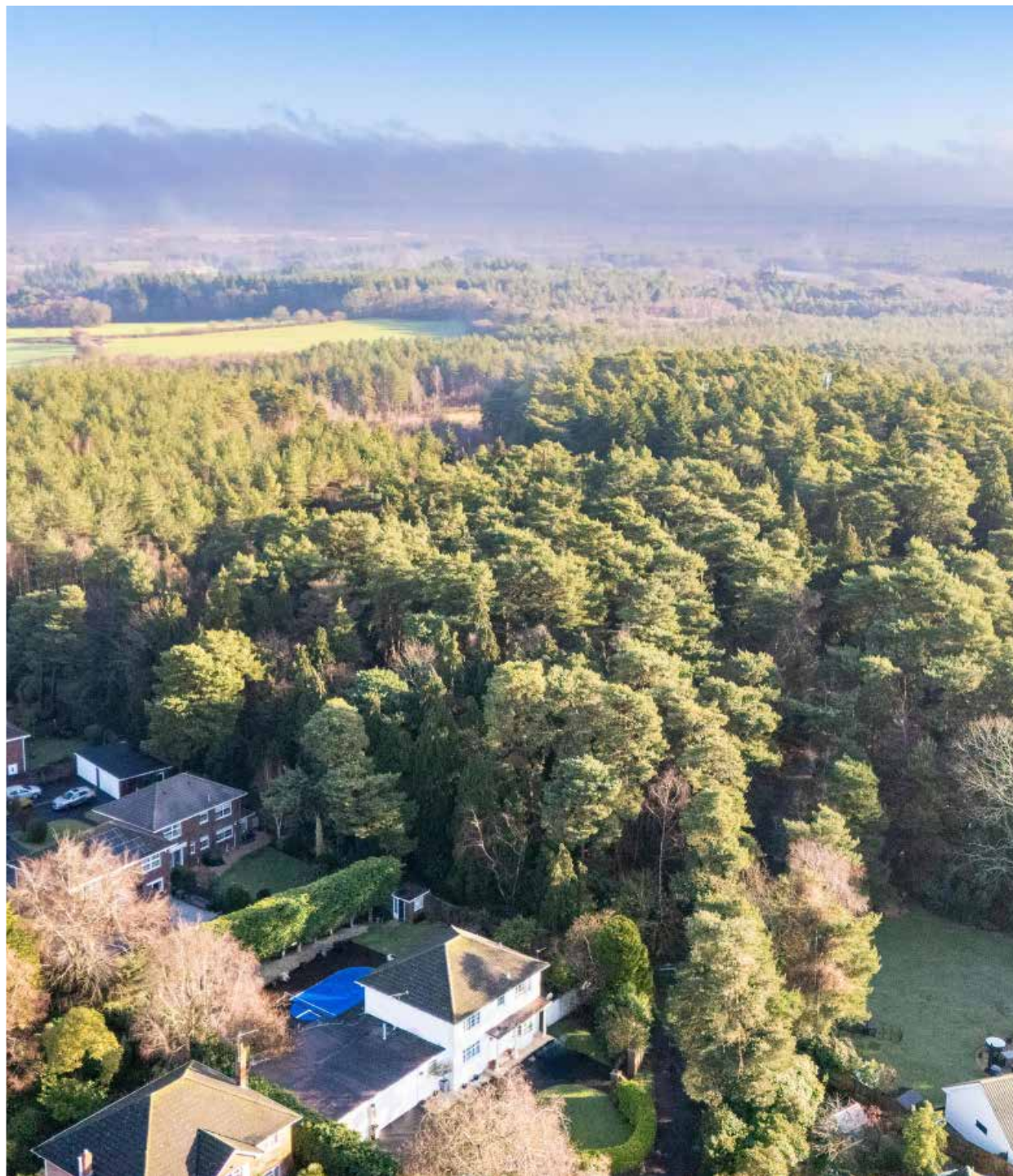
A well presented 4 bedroom detached house accessed off a private road and situated adjacent to Cannon Hill Plantation, with its many scenic walks.

PRICE GUIDE:
£1,000,000 FREEHOLD

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This spacious, well maintained family home benefits from an in-and-out driveway providing extensive off road parking, a 4-car garage complex, and a private rear garden featuring a heated swimming pool with entertaining area and changing room. The house benefits from gas central heating and double glazing, and offers great scope to create an annexe or to extend, subject to planning consent.

An impressive portico entrance leads to a central reception hallway with tiled floor, under stairs cupboard, and cloakroom (with WC and wash basin).

There is a study (with built-in cupboard) to the front.

At the rear of the house there is a spacious, dual aspect sitting room with patio door to the garden, and archway to a dining room with a further patio door to outside. At the front, the kitchen/breakfast room has an excellent range of modern units and worktops, gas range cooker (with 5 burners), extractor, integrated dishwasher, dresser unit, cupboard housing the gas central heating boiler, and door to the garage complex.

Beyond the breakfast area is a utility room with appliance space, door to the rear garden, and door to a large studio/games room (with door to the garage).

From the hall, stairs lead to a spacious landing with built-in storage and airing cupboards.



4



4



2

Bedroom 1 has 2 built-in wardrobes and an en suite shower room (with shower, WC and wash basin).

Bedrooms 2 and 3 have built-in double wardrobes.

There is a fourth bedroom and a fully tiled family bathroom (with bath, WC and 2 wash basins).

Outside, wrought iron gates lead to an in-and-out driveway providing ample parking, with laurel hedging and a lawn. There is a double garage with electric up-and-over door, lighting and power points, and an attached tandem length double garage with up-and-over door.

There is access at the side of the house to the private, enclosed semi-walled rear garden which is immediately adjacent to Cannon Hill plantation. Next to the house there is a split level timber sun deck with inset heated swimming pool. There is also a brick built changing room with shower, WC and wash basin. A further entertaining area includes an outside kitchen/barbecue, ideal for al fresco dining.

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, bearing left at the small roundabout. Continue past Colehill Cricket Ground 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 before Colehill Library, turn left into Cannon Hill Road. At the junction with Pilford Heath Road, go straight ahead into a private road, and Forest View is the last property on the left hand side.

COUNCIL TAX: Band G

EPC RATING: Band E

















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