



Christopher
Batten

in association with

Winkworth

Caxton Lodge, 84 Pilford Heath Road,
Colehill, Wimborne, Dorset, BH21 2ND

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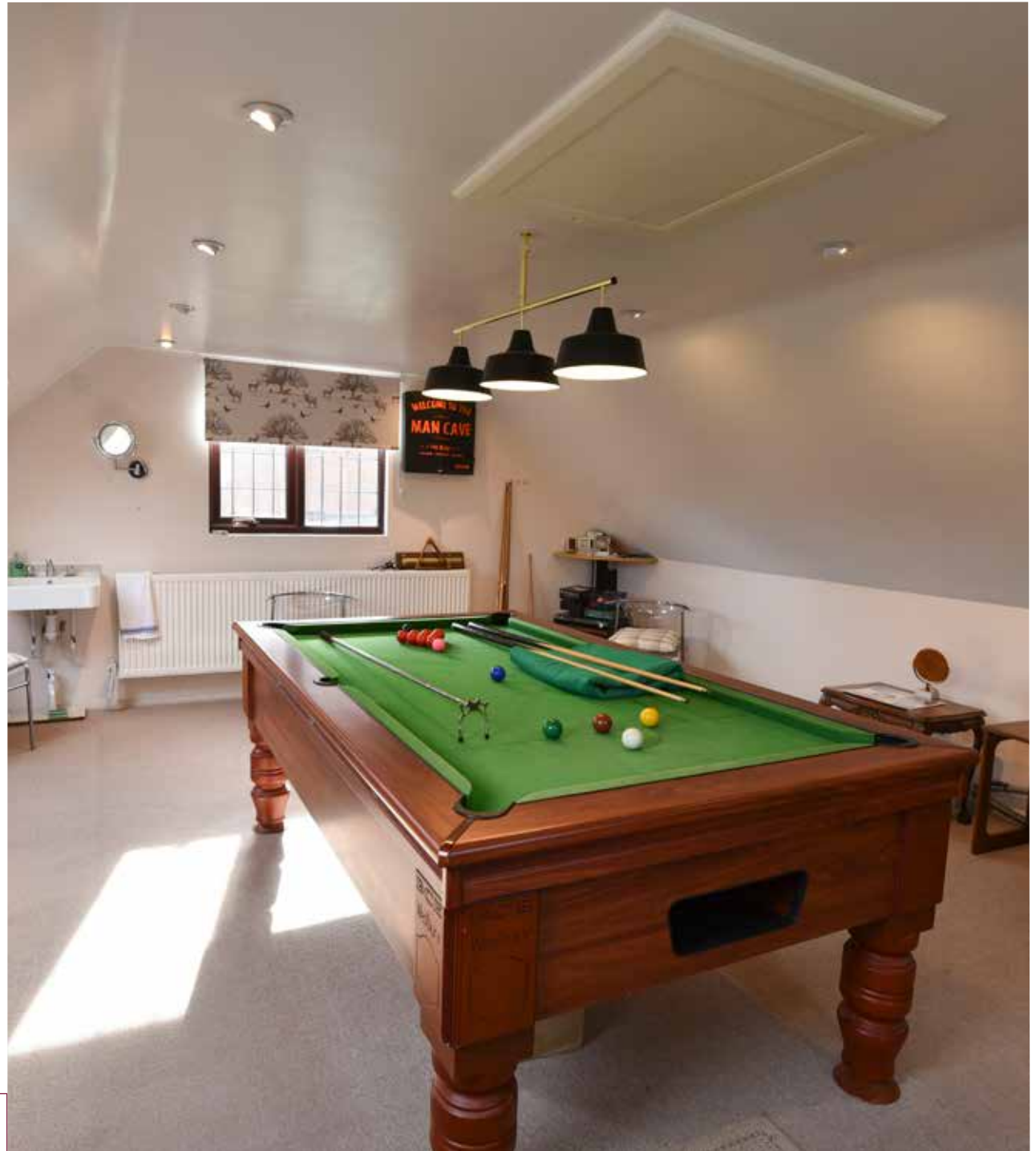
A highly individual,
architect-designed 4 double bed-
room detached home situated
in a quiet location within reach
of local amenities and about 2.5
miles from Wimborne town
centre.

PRICE GUIDE:
£950,000-£960,000
FREEHOLD

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The unmade section of Pilford Heath Road is tucked away from main roads and traffic noise, and the property stands on a superb site of about a third of an acre, with a lovely outlook over the adjacent farmland.

Built in the 1980s, and occupied by the present owners since 2013, the house has been modernised and refurbished to a very good standard. It is of traditional construction, with brick, timbered and rendered elevations under a concrete tiled roof.

The spacious accommodation is complemented by impressive, well stocked gardens featuring excellent off road parking, a long carport and a large detached double garage (with self-contained games room/studio above and planning permission for conversion into an Airbnb.)

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.



4



4



2

Directions: From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the staggered crossroads opposite the Co-op/post office. Proceed across into Lonnen Road. Proceed past the junction with Sandy Lane on the right, and take the next turning on the right into Pilford Heath Road. The property can be found on the left hand side.

Council Tax: Band G

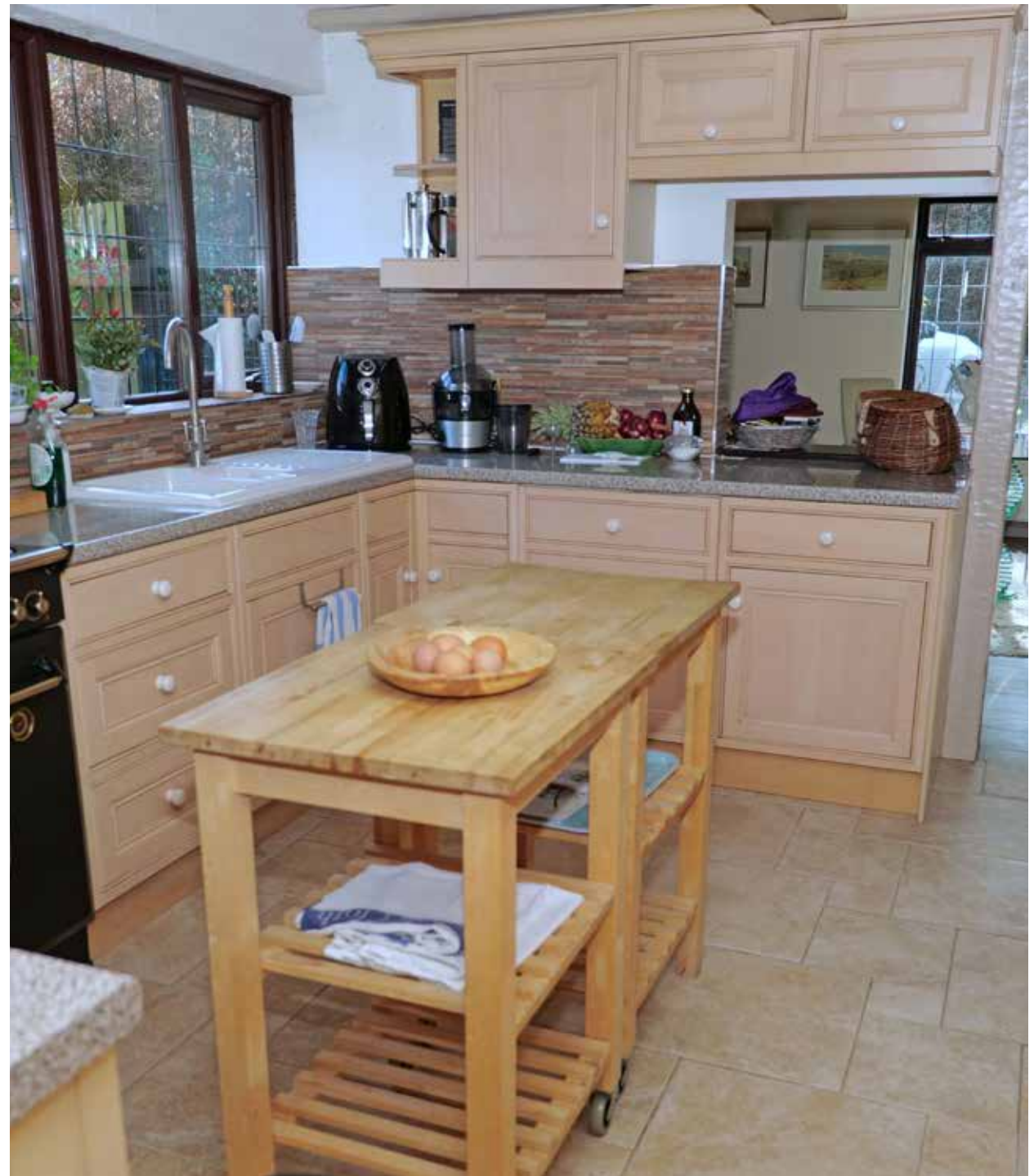
An entrance porch with a quarry tiled floor leads to a large reception hall with exposed brick wall feature, under stairs storage space, walk-in coat cupboard and cloakroom. A study overlooks the front courtyard.

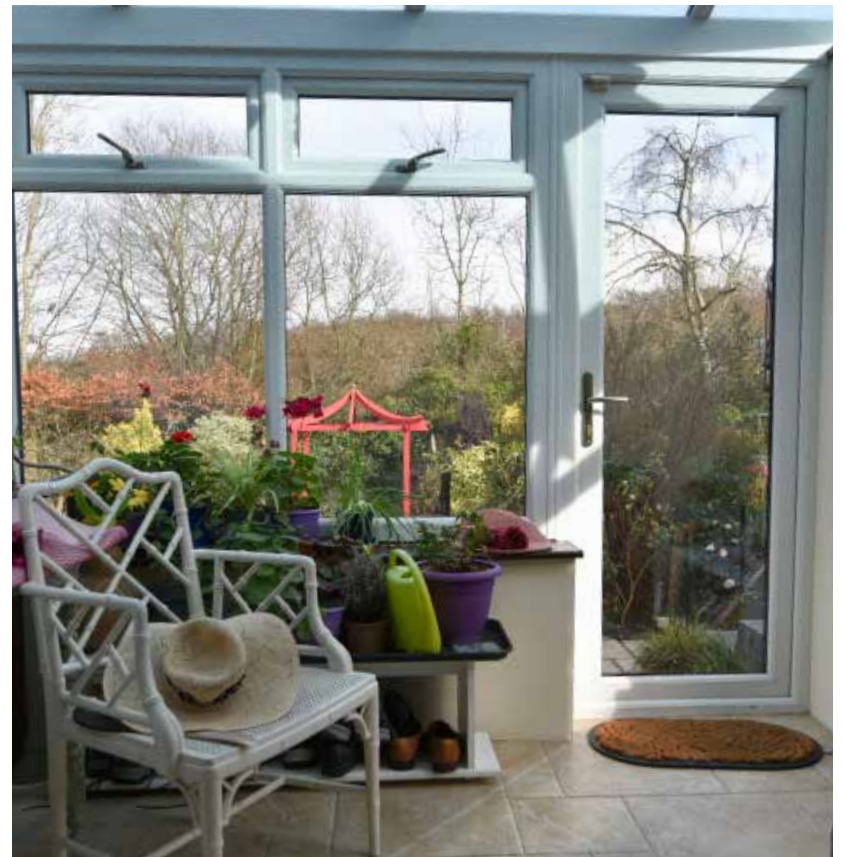
There is a spacious dual aspect L-shaped living room with exposed beams and floor-to-ceiling brick open fireplace with wood burner.

Glazed double doors open into a magnificent conservatory (built circa 2016) with under floor heating, highly insulated cavity walls, full height windows, a gabled roof and bifold doors to a spacious glass verandah.

To the front there is a spacious dining room with exposed timbers, and fireplace with wood burner.

A walkway gives access to a well appointed kitchen with ceramic sink, modern units and work surfaces, tiled floor, Rangemaster range cooker with gas hob and splashplate, extractor unit, and integrated dishwasher, fridge and freezer.







Off the kitchen there is a utility room/conservatory with gabled glass roof, ceramic sink, ceramic tiled floor, units, full height broom cupboard, gas boiler, freezer, space for white goods, and door to the rear garden.

A staircase (with half landing and feature coloured glass window) leads to a semi-galleried first floor landing with exposed brick wall, built-in airing cupboard (with hot water cylinder) and access to a boarded loft with shelving.

The impressive dual aspect principal bedroom features full height wardrobes, a large dressing area, and a spacious en suite shower room.

Bedroom 2 is a large, triple aspect room with fitted wardrobes, and access to eaves. Bedroom 3 has a fitted wardrobe, and bedroom 4 has 4 fitted wardrobes, a dressing table and exposed timbers.





There is also a fully tiled family bath/shower room.

A paved slipway and timber double gates lead to the front garden, which is enclosed by timber fencing and a high beech hedge. It features a small lawn, large well stocked borders and an arbour with a climber.

There is a wisteria across the front of the house, and wrought iron double gates lead to a large open carport.

The large, detached 2-car garage has 2 electric roller doors, storage space, an en suite shower room, a personal door and a sliding double glazed door to a further conservatory (with gabled glass roof, double doors to outside, and full height windows overlooking the garden and farmland beyond). An external staircase leads to a heated first floor games room/studio with 2 rooflights, window and wash basin.

The beautifully stocked rear garden is enclosed by fencing, mixed hedges and trees (including beech, holly, bamboo and birch) and has a lawn, a gazebo with a paved floor, a large split level Indian sandstone entertaining terrace (covered by a glass roof), a garden shed/workshop and a pebble water feature.

Behind the garage there is a further lawn, a pergola, a honeysuckle trellis, a circular paved terrace, a storage area and a greenhouse. In order to prevent pets escaping, the boundaries of the garden have been fitted with a 45-degree angle wire mesh extension.

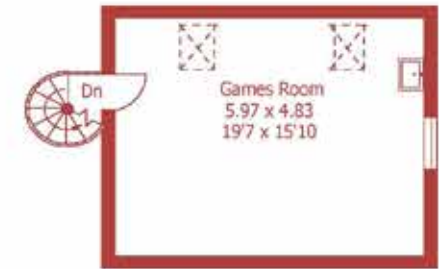




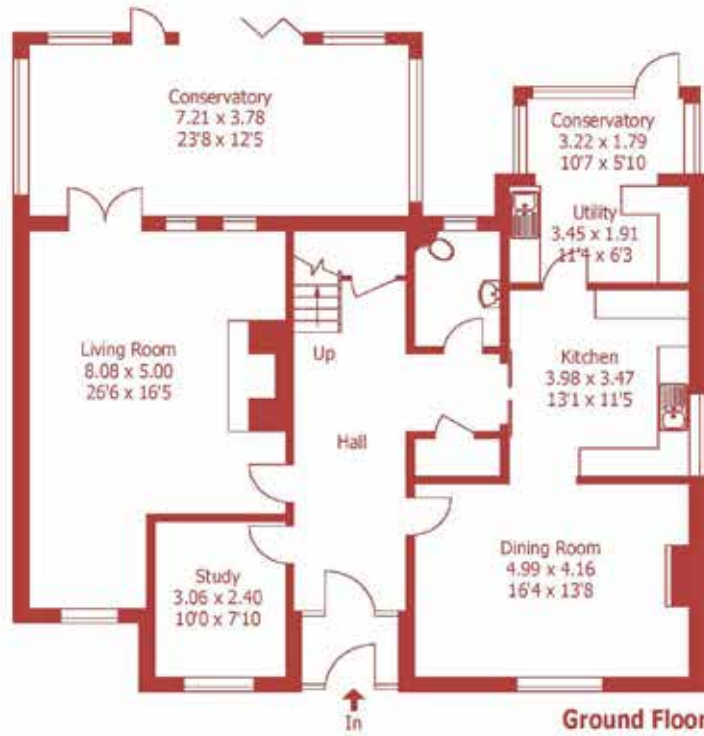


Approximate Gross Internal Area :- 249 sq m / 2681 sq ft

Garage / Games Room Approximate Gross Internal Area :- 84 sq m / 903 sq ft



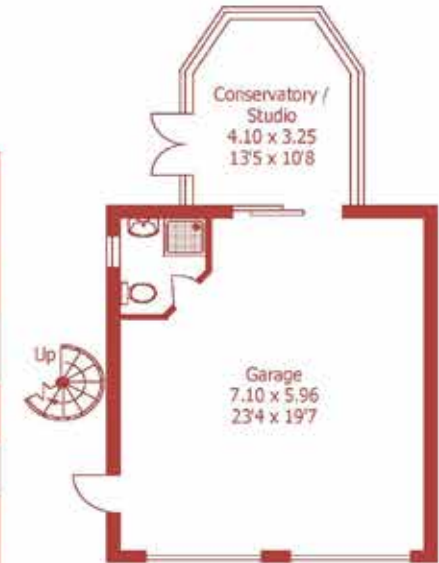
First Floor



Ground Floor



First Floor



Ground Floor

For identification purposes only, not to scale, do not scale
Drawn using existing drawings and dimensions.

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