



1 GREEN BOTTOM, COLEHILL, WIMBORNE, DORSET, BH21 2LW

PRICE GUIDE: £450,000 FREEHOLD

## A CHARACTER 3 BEDROOM SEMI-DETACHED PERIOD COTTAGE STANDING IN A DELIGHTFUL GARDEN OF OVER A THIRD OF ACRE IN A SEMI-RURAL LOCATION.

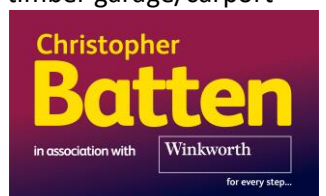
### SUMMARY:

Quietly situated off a private, unmade road close to woodland walks and local amenities, the property was built in the mid-19th century and has rendered cob walls, a pitched plain tiled roof and 2 brick chimneys. It benefits from oil central heating, retains character features including open fireplaces, and offers great potential for extension and refurbishment (subject to planning consent.)

### AT A GLANCE

- Delightful garden of over a third of an acre
- In a semi-rural location
- Offers great potential for extension and refurbishment, STPP
- Character features including open fireplaces
- Off road parking and an open-fronted timber garage/carport

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#### DESCRIPTION:

A gabled porch leads to a sitting room with a range, and there is a dining room with a tiled open fireplace. The kitchen has a sink, cupboards, appliance space and a built-in under stairs pantry, and a door to a bathroom (with bath, wash basin and airing cupboard.) From the bathroom, a door gives access to a rear vestibule with a separate WC. There is a glazed lean-to porch with space and plumbing for washing machine, and door to the garden.

Stairs from a central lobby lead to a split level first floor landing. Off the upper section there are 2 double bedrooms with exposed timber floorboards. Bedroom 2 has a roof inspection hatch. Off the lower landing, bedroom 3 has exposed timber floorboards and far reaching views.

There is vehicle and pedestrian access off Green Bottom. The neighbouring property, number 2, has a right of pedestrian access through the garden of number 1. A 5-bar gate leads to a driveway providing off road parking and an open-fronted timber garage/carport. The cottage is set back from the road with a footpath meandering through a woodland garden (with established trees, grass banks, and a wealth of bulbs.) Adjoining the house is a lean-to store housing the oil fired central heating boiler.



The rear garden is a wildlife haven with lawns and established shrubs and trees. The whole plot amounts to about 0.35 acre and offers a fair degree of privacy.

**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.

**COUNCIL TAX:**

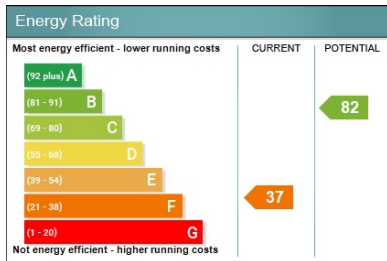
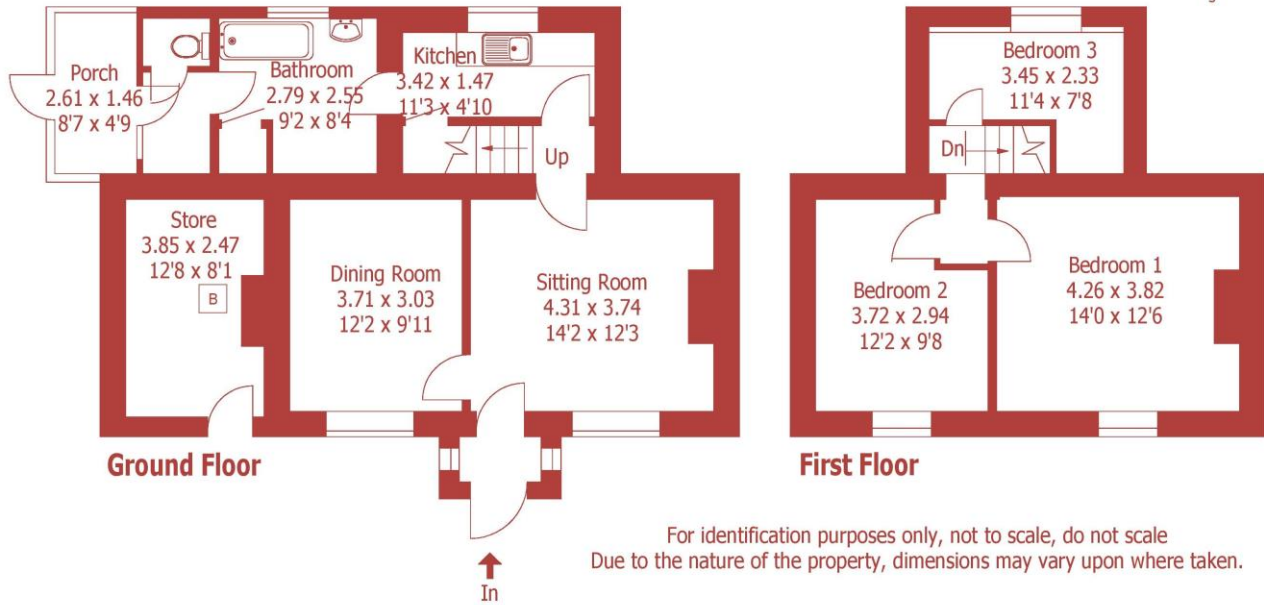
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**DIRECTIONS:**

From Wimborne, proceed up Rowlands Hill, passing Colehill Cricket Ground, and along Wimborne Road. At the staggered crossroads opposite the Co-op store, turn right into Middlehill Road. Turn left at Colehill Library into Cannon Hill Road. Turn immediately left into Green Bottom, which is an unmade private road, and the property can be found on the right hand side, just past 2 large modern bungalows. It is approached through a 5-bar gate.



Approximate Gross Internal Area :- 109 sq m / 1167 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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