



**The Grange, Kyrchil Way**  
Colehill, Wimborne, Dorset, BH21 2RU

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A stunning 6 bedroom, 3 storey detached family home set off a sweeping driveway in idyllic secluded grounds of about 1.5 acres, within easy walking distance of local amenities and about 1.5 miles from Wimborne town centre.

Built in 1998 by Berkeley Homes Ltd, the property has recently been substantially extended, re-modelled and updated to the highest specification, and no expense has been spared in the creation of a fabulous family home which now extends to over 6,000ft<sup>2</sup>, arranged over 3 floors with an internal passenger lift to all levels.

This exceptional residence is tucked away from traffic, enjoying complete privacy, in a quiet unmade gravel lane between Park Homer Road and Kyrchil Lane, in the heart of Colehill. Probably the best modern house in Colehill, this fantastic family home is offered for sale in truly excellent order throughout.

It boasts a wealth of outstanding features including a magnificent kitchen/dining/family room, 5 bathrooms, a detached 3-car garage complex (with a tractor store, and a self-contained apartment over) and impressive landscaped grounds.

The house is of traditional construction with red brick elevations, stone mullions, ornate clay tiled bays, timbered gable features, a ridged roof of small plain tiles, and 2 brick chimneys.

Local shops and state schools are available in Colehill, and Wimborne town centre is about 1.5 miles away. Mainline railway stations are easily accessible at Poole and Bournemouth.

The area is well served by the preparatory schools of Dumpton at Furzehill and Castle Court at Corfe Mullen, and these are complemented by Canford School in Canford Magna, and Bryanston School at Blandford.

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Viewings by appointment  
**Price Guide £3,000,000 Freehold**





A flight of wide, curved stone steps leads up to an open-fronted entrance porch with a stone floor. Oak double doors give access to a superb reception hall with an oak floor, under stairs storage, and a passenger lift to all floors. There is a fully tiled cloakroom (with concealed cistern WC and wash basin.)

Glazed oak double doors lead to a triple aspect drawing room with a stone open fireplace (with fitted gas fire), oak floor, feature bay window and superb views of the garden. There is a triple aspect snug overlooking the garden, and a study overlooking the front garden and drive, with an oak floor and fitted floor-to-ceiling bookshelves.

The centrepiece of the ground floor is the magnificent L-shaped kitchen/dining/family room which features 2 sets of double doors to the garden terrace, an excellent range of kitchen units (supplied by Country Image of Blandford), granite surfaces, an impressive L-shaped island, twin Franke sinks, Aga range and module (with 2 hotplates, 4-burner ceramic hob and 3 ovens), concealed extractor, full height fridge and freezer, integrated

dishwasher, wine cooler, oak breakfast table and large format limestone floor tiles. A square archway leads to the attractive dining area which has a curved bay with multiple windows and double doors to the garden.

There is a separate utility room with work surfaces, units, sink, integrated microwave unit, space for white goods, and door to outside.

From the hall, an oak and wrought iron staircase leads to the first floor landing.

The impressive principal bedroom suite features an inner hallway, a vaulted ceiling, a feature full height A-frame window overlooking the garden, and fitted headboard and bedside cabinets. Its fully tiled en suite shower room comprises a large walk-in shower cubicle, twin Durant wash basins with drawers below, concealed cistern WC and bidet, and there is an en suite dressing room with open-fronted hanging space.





Bedroom 2 has a bay window to the front, a built-in double wardrobe and a fully tiled en suite bath/shower room (with bath, walk-in shower cubicle, vanity unit, wash basin and concealed cistern WC.) Bedroom 3 has a built-in double wardrobe and a fully tiled en suite bathroom with bath, wash basin and WC. Bedroom 4 is a large, dual aspect room overlooking the front garden, with a built-in double wardrobe, and there is a family bathroom with bath, shower cubicle, wash basin and WC.

An oak staircase gives access to the second floor landing which has 3 rooflights. Bedroom 5, a double room to the front, has fitted wardrobes and a fully tiled en suite shower room (with shower cubicle, vanity unit, wash basin and concealed cistern WC.) Bedroom 6, a large double bedroom currently used as a study, has a door to a plant room (with worktop and storage space beneath.)

Outside, there is a detached triple garage with 3 electric doors, lighting, power, a tractor store (with gardener's WC), and an external staircase to a spacious 1 bedroom apartment ideal for use as a studio/annexe/Airbnb.

The property is accessed via a long, sweeping tarmac drive flanked by lawns and a wealth of trees and shrubs including azaleas, camellias and rhododendrons. There is an extensive parking area in front of the house, and the front garden includes planted brick walls and a sandstone pathway to the main garden.

Across the back of the house is an impressive southerly facing sandstone entertaining terrace. Beautifully maintained lawns slope gently away from the house, and there is a further terrace and a wealth of planting including acers, azaleas, and maples. The garden offers complete privacy and culminates in a tranquil private woodland area at the boundary.

Directions: Proceed up Rowlands Hill, past Colehill Cricket Ground and along Wimborne Road to the crossroads opposite Colehill Post Office. Turn right into Middlehill Road, and right again into Park Homer Road. Turn right into Kyrchil Way, and the second driveway on the left leads to the property.

Council Tax: Band H

EPC Rating: Band D





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