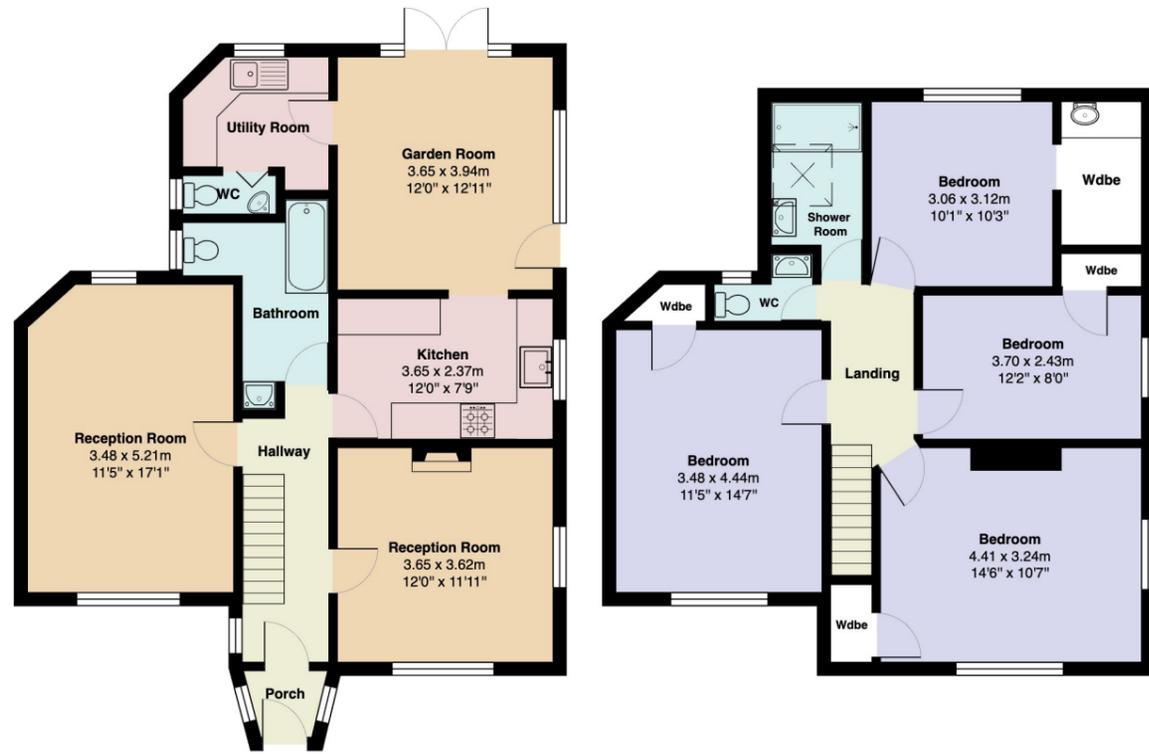




**LINKHOMES**  
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Total Area: 149.5 m<sup>2</sup> ... 1609 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



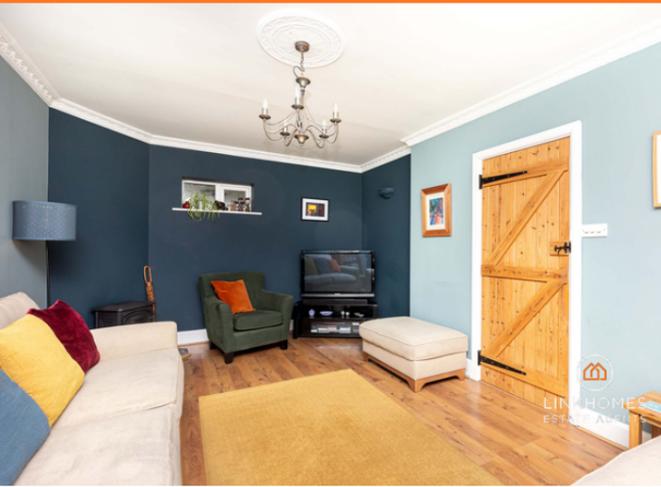
**131 Middlehill Road, Wimborne, Dorset, BH21 2HL**  
**Guide Price £625,000**

**\*\* CHARMING DETACHED HOME \*\* OVER 1,600 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom detached family home situated in the much-desired Colehill location. Boasting character and benefitting from an array of standout features including four good-sized bedrooms with bedroom three offering a walk-in dressing room, two reception rooms, one of which includes a gorgeous exposed brick fireplace, a country-style kitchen leading onto the bright and airy garden room, a separate utility room with space for appliances, a stylish bathroom suite on the first floor with a separate WC, a downstairs family bathroom suite, a mature wrap-around garden and a shingle driveway with parking for multiple vehicles! This is a must-view to appreciate the accommodation and character on offer!

Colehill is a delightful village neighbouring the historic town of Wimborne Minster. You are surrounded by woodland and greenery giving that rural feeling which is perfect for long walks and you still benefit from being within close proximity to the local amenities, Middlehill Road also benefits from far reaching views. The desirable Wimborne Square is close by offering a range of attractions such as pubs, cafes, bars, restaurants, shops, Doctors surgery, Waitrose and various other useful amenities. Other attractions include The Wimborne Model Village, The Minster Church, The Wimborne Market, The Tivoli Theatre, Dreamboats and many more. Local schools and nurseries include Colehill Nursery, Hayeswood First School, Colehill First School and St Michael's Middle School. There is easy access to the A31 making for a convenient commute to London taking approximately just two hours.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





### Ground Floor

#### Entrance Porch

Wooden ceiling, single glazed window to the front aspect, wooden door to the front aspect, wall light and tiled flooring.

#### Entrance Hallway

Smooth set ceiling, ceiling lights, smoke alarm, cupboard with consumer unit enclosed, UPVC double glazed window to the side aspect, radiator, telephone point, power points, thermostat and laminate flooring.

#### Reception Room One

Ceiling light, dual aspect UPVC double glazed windows to the front and side, radiator, exposed brick feature fireplace, power points, television point and laminate flooring.

#### Reception Room Two

Smooth set ceiling with feature coving, ceiling light, dual aspect UPVC double glazed window to the front and rear, wall light, gas feature fireplace, power points, television point and laminate flooring.

#### Kitchen

Smooth set ceiling, spotlights, UPVC double glazed window to the side aspect, wall and base fitted units, four-point gas hob with overhead extractor fan, tiled splash back, butler sink with feature wooden drainer, integrated 'Siemens' double oven, space for a long line fridge/freezer, space for a dishwasher, breakfast bar, radiator, power points and laminate flooring.

#### Garden Room

Smooth set ceiling, ceiling light, UPVC double glazed windows to the side aspect, UPVC double glazed single door to the side aspect, UPVC double glazed French doors to the rear aspect, radiator, power points and tiled flooring.

#### Utility Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, composite sink with drainer, radiator, space for a washing machine, space for a tumble dryer, power points, tiled splash back, hanging rail and tiled flooring.

#### Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink and tiled flooring.

#### Downstairs Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath with shower head, part tiled walls, toilet, wall mounted sink with under storage, radiator and vinyl flooring.

#### First Floor

#### Landing

Smooth set ceiling, ceiling light, loft access (ladder, partially boarded and the cylinder is situated in the loft space), smoke alarm, wooden balustrades, power points and carpeted flooring.



### Bedroom One

Smooth set ceiling, ceiling light, dual aspect UPVC double glazed window to the front and side, cupboard with the boiler enclosed, power points, television point, radiator and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, power points, radiator, built-in wardrobe and carpeted flooring.

### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.  
Dressing Room - Built-in storage with a rail, sink with tiled splash back, base fitted units, power points and carpeted flooring.

### Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed windows to the side aspect, built-in wardrobes, power points, radiator and carpeted flooring.

### Bathroom

Smooth set ceiling, spotlights, extractor fan, wooden double glazed Velux style window to the side aspect, double walk-in waterfall shower with extra shower head and recess shelving, tiled walls, pedestal sink, wall mounted mirror, stainless steel heated towel rail and tiled flooring.  
Separate WC - Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with under storage, tiled splash back and tiled flooring.

### Outside

#### Garden

Mainly laid to lawn with patio area, a tree, outside tap, outside light, surrounding wooden fences and shrubbery, side gated access and two sheds.

#### Driveway

Shingle driveway with space for multiple vehicles, surrounding wooden fences, side gated access, raised flower beds, picket post fence, lawn area and surrounding shrubbery.

#### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: E - Approximately £3111.88 per annum.

#### Stamp Duty

First Time Buyer: £21,250  
Moving Home: £21,250  
Additional Property: £52,500

