



*Asking price*

**£750,000**

SMUGGLERS LANE, COLEHILL, WIMBORNE BH21 2RX







- ◆ DETACHED FAMILY HOME
- ◆ FOUR DOUBLE BEDROOMS
- ◆ TWO EN-SUITE BATHROOMS
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SPLIT LEVEL ACCOMMODATION
- ◆ CLOSE TO AMENITIES AND SCHOOLS
- ◆ VENDOR SUITED
- ◆ SOLE AGENTS

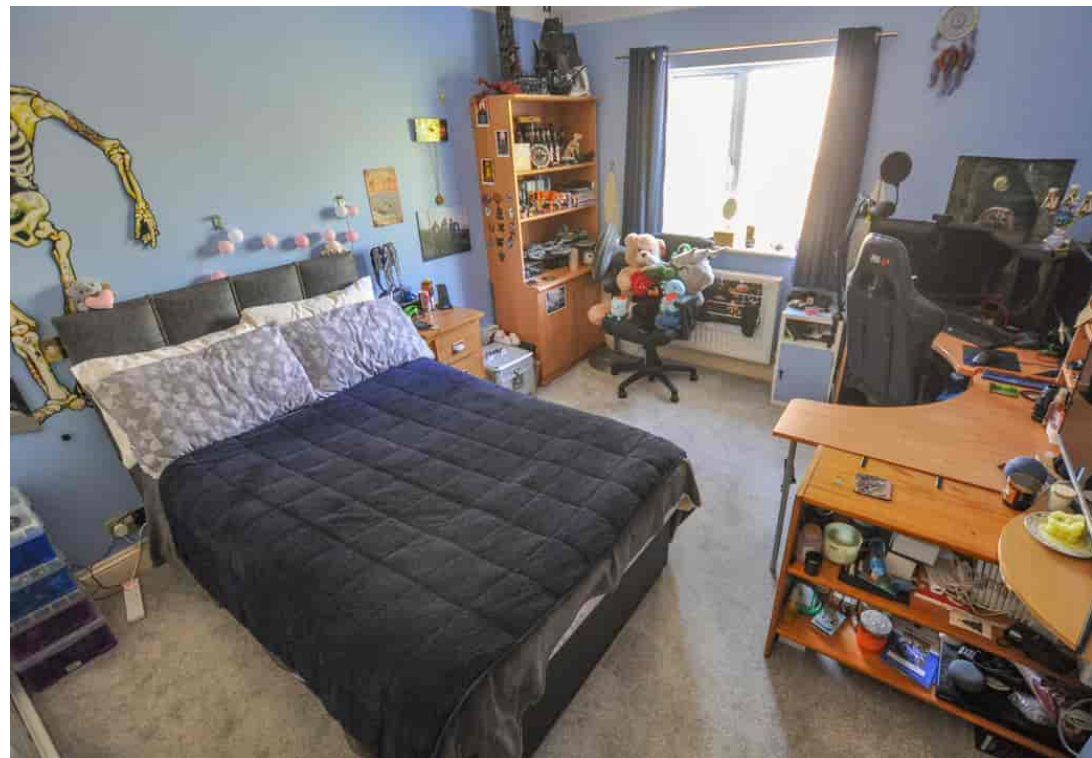
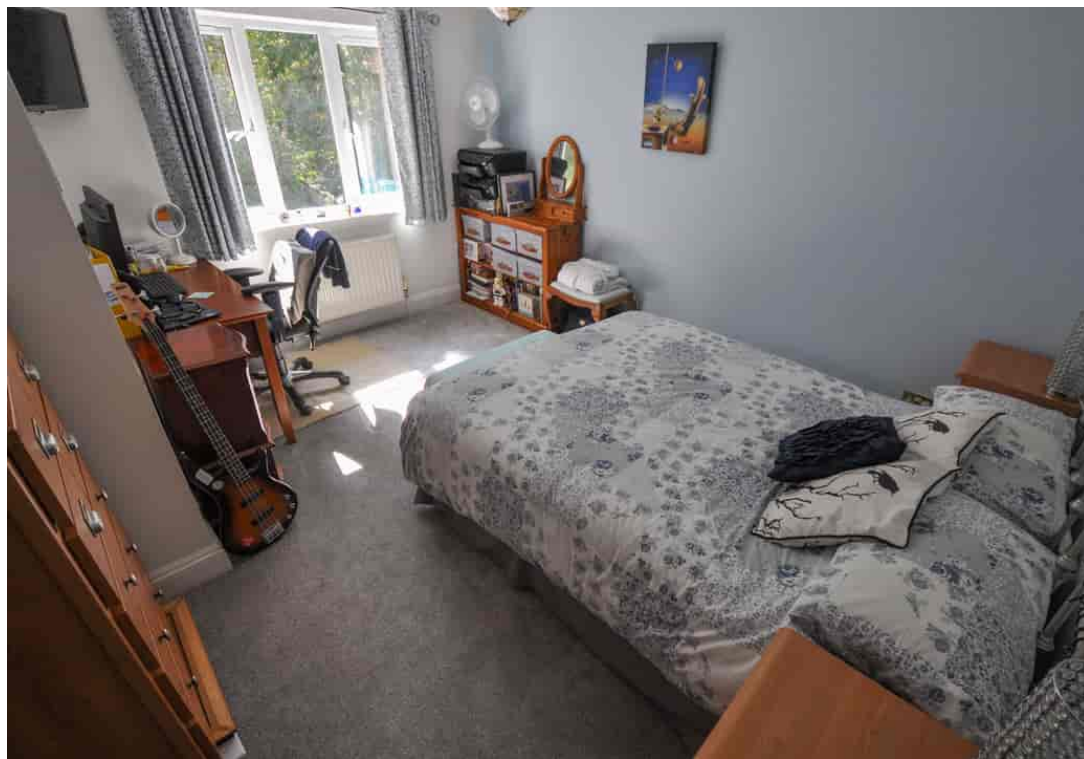
A individually designed, four bedroom, detached family home within the heart of Colehill boasting generous off road parking, two en-suite bedrooms, close proximity to shops and schools. Vendor Sited.

## Description

Gullivers House was constructed shortly after the Millennium and offers well proportioned and versatile accommodation. The accommodation comprises of a modern, fully fitted, kitchen, generous open plan lounge dining room, purpose built garden room and cloakroom to the ground floor and there are four double bedrooms, two with en-suite facilities, and a further family bathroom on the first floor. The accommodation has been thoughtfully designed and features a split level on both the ground and first floor and the home is entirely double glazed throughout as well as benefiting from gas fired heating.









## Outside

The front garden is laid entirely to a brick paved driveway which creates a forecourt style parking area ideal for several vehicles and in turn gives access to the integral single garage which as an up and over style door. The rear garden has been professionally landscaped and is split into three principle areas. There is a patio area that immediately adjoins the rear elevation of the home and this in turn moves onto a kept lawn with gravel slide pathway that leads to a further decked area ideal for enjoying late evenings. There are two wood built sheds and the boundaries are clearly defined by a variety of closed panel fences.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 2100 sq ft (195.1 sq m)

Glazing: Double glazed

Parking: Generous driveway and garage

Garden: Front and rear

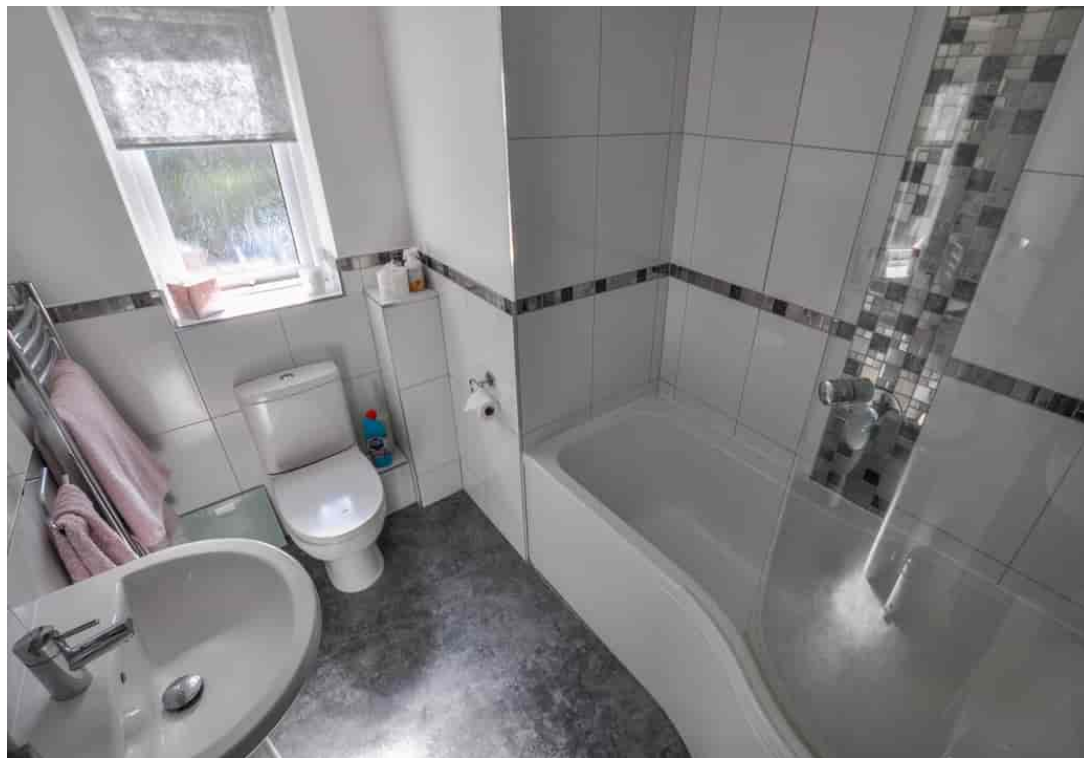
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

Council Tax Band: F

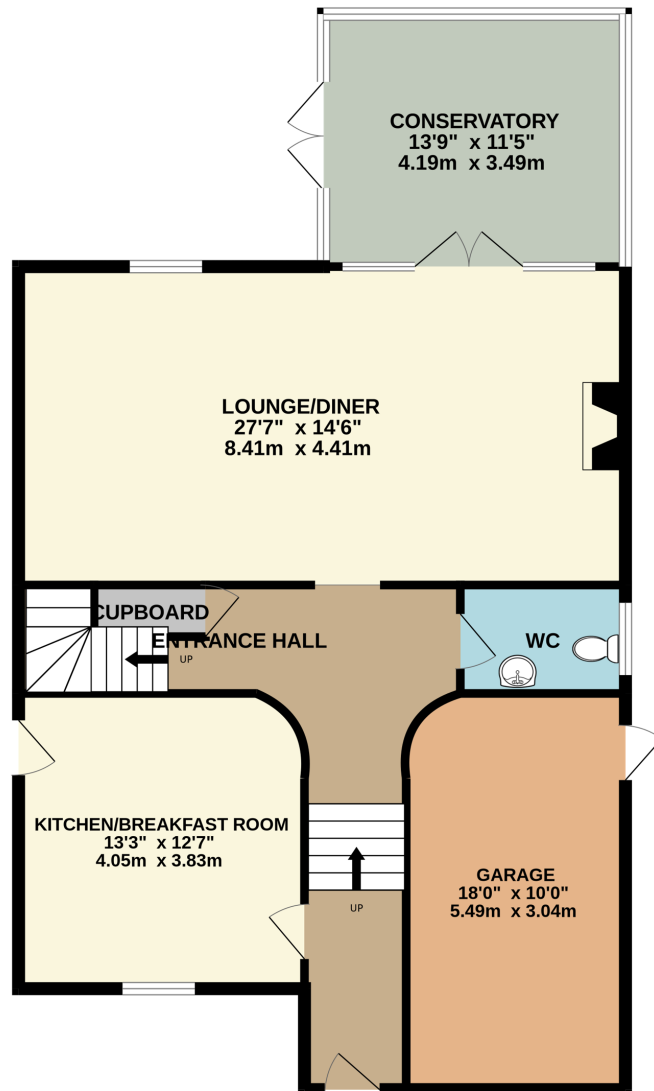




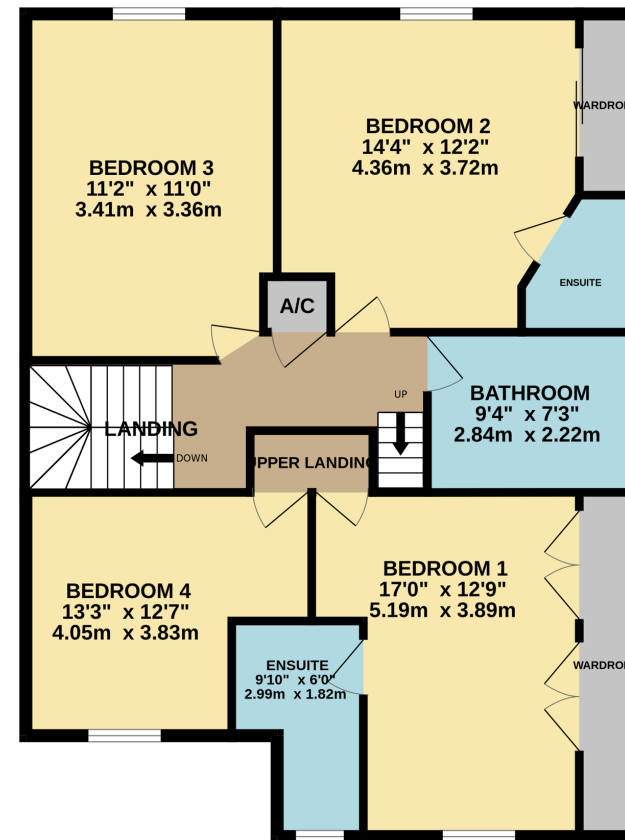




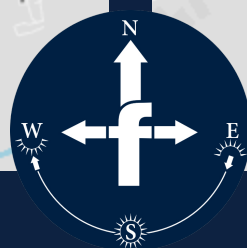
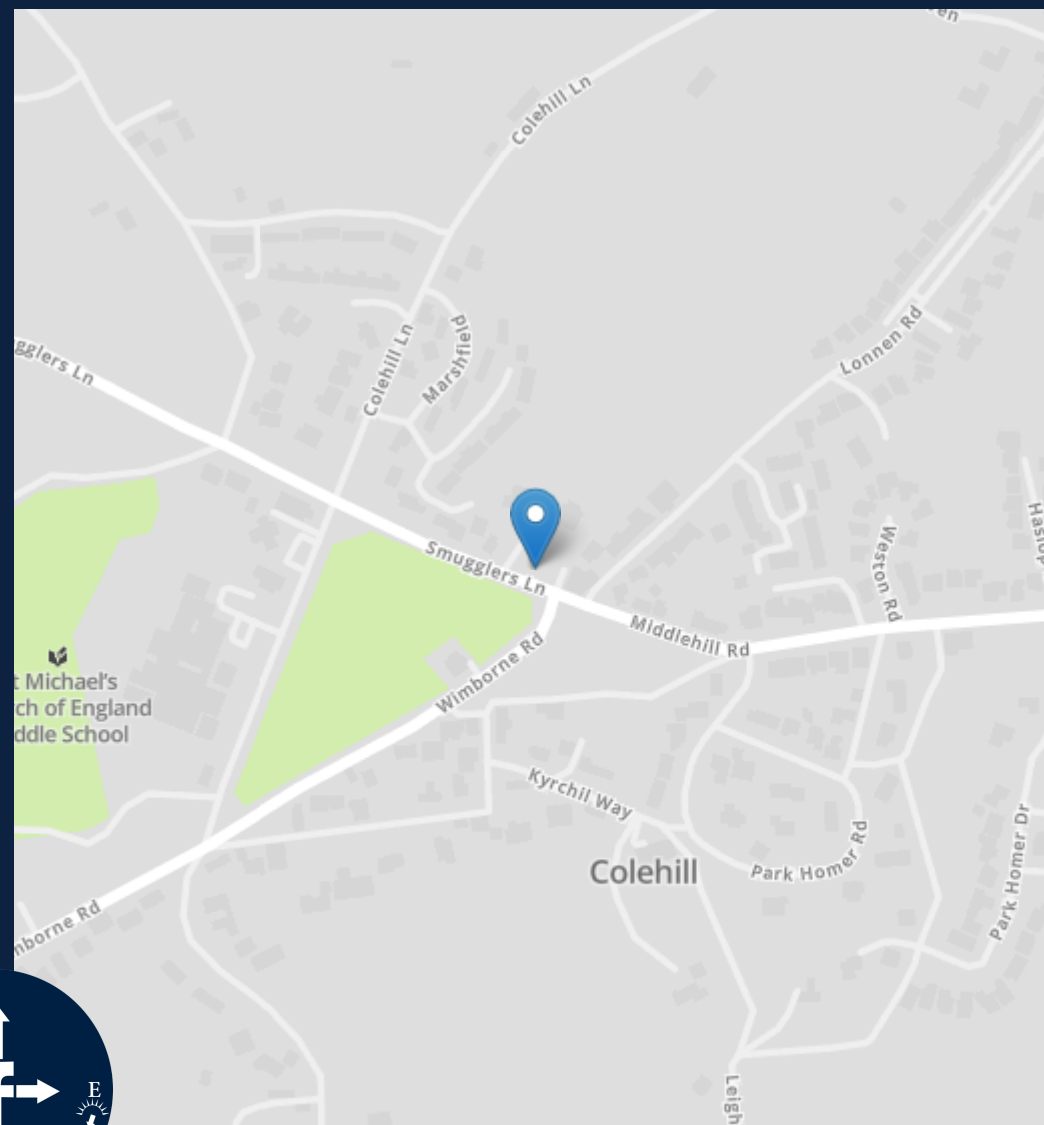
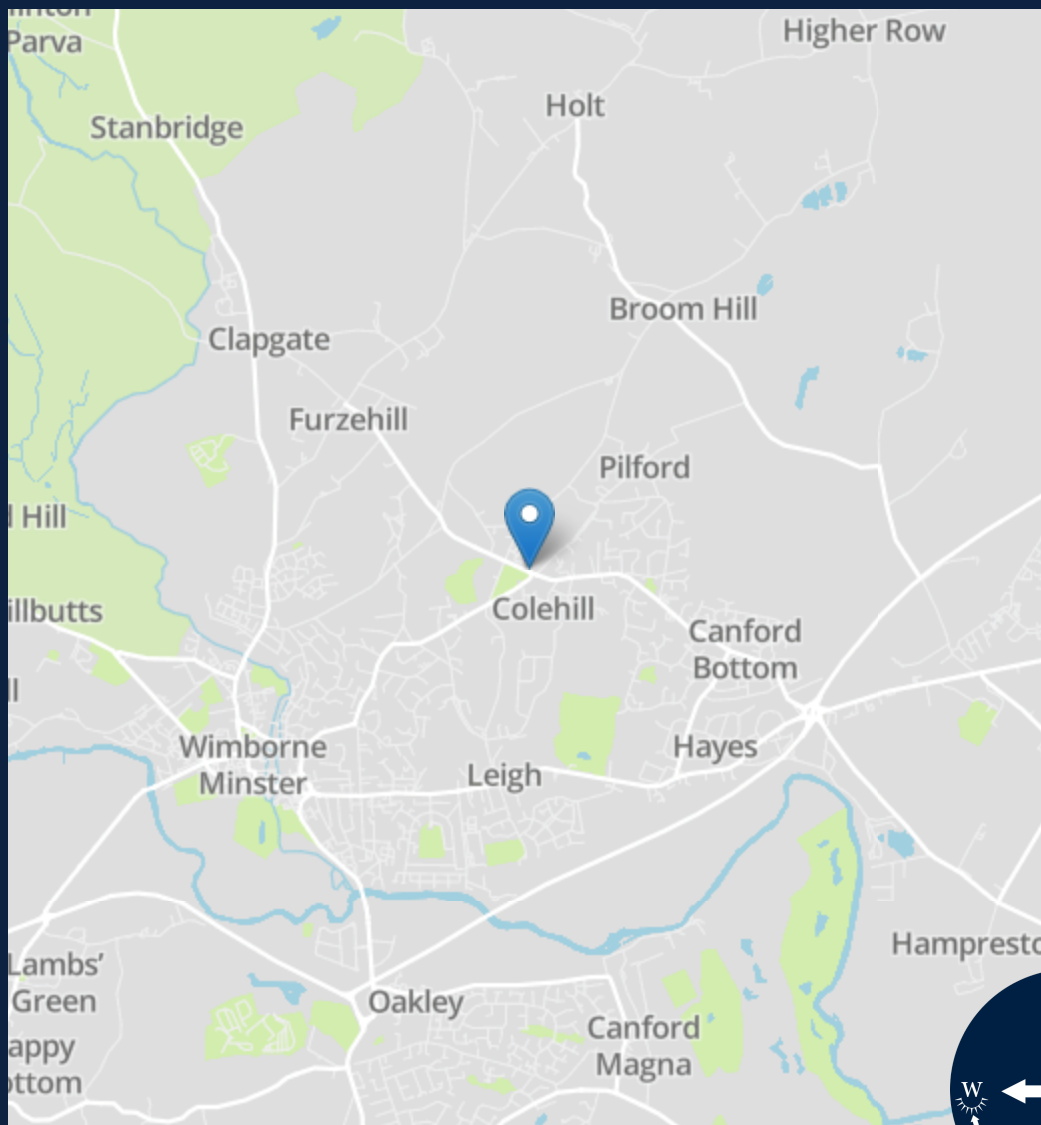
GROUND FLOOR  
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR  
979 sq.ft. (91.0 sq.m.) approx.







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