



*Offers in Excess Of*

**£925,000**

WESLEY ROAD, COLEHILL, WIMBORNE BH21 2PG

Freehold







- ◆ NO FORWARD CHAIN
- ◆ 6 BEDROOMS, 4 BATHROOMS (2 BEDS & 1 BATH IN SELF CONTAINED ANNEXE)
- ◆ 30000 SQ FT OF LIVING SPACE
- ◆ ELEVATED POSITION, COMMANDING VIEW
- ◆ LARGE GARAGE/WORKSHOP & AMPLE PARKING

A rare opportunity to purchase a six bedroom executive property incorporating a two bedroom annexe suitable for dependent relatives or offering the potential for home income. Located near Wimborne, with spectacular views, garden and double garage.

## Property Description

A unique, six bedroom property, located just 3/4 miles away from Wimborne Town Centre, with open plan, flexible accommodation that has been extensively remodelled. The property is fully double glazed with underfloor zoned heating throughout with individual room thermostats. Entrance to the architecturally designed home is gained via an impressive entrance hall, featuring an attractive open tread wooden staircase with stainless steel balustrade and glass. The spacious, open plan kitchen/dining/living area comes complete with swivelling wood burner. The kitchen has a range of high gloss units with appliances including, oven, microwave, gas hob, fitted dishwasher and American style fridge/freezer. The separate utility room has a stainless steel sink unit and space for a washing machine. The main bedroom leads out on to a private balcony with breathtaking views across Wimborne and an ensuite with a double-ended large bath under the window, walk in shower and his and her sinks. Bedroom two is a spacious double with built-in wardrobe and feature full-height window, providing outstanding views. Bedroom three is a double room with built-in wardrobe, a shower facility, wash hand basin and wc. The fourth bedroom also has feature full height windows. There is a family bathroom with bath and walk-in shower.









## Annexe

The Annexe can be accessed through private patio doors to the rear of the property, or via the home's reception hall. The living room leads to the kitchen which features a sink, microwave and hob and with space for a cooker. Both double bedrooms are spacious and there is a steam shower room with wash basin and wc. The annexe can be utilised as a home income or suitable for dependant relatives or for use as a guest suite.

## Gardens and Grounds

The view is approached via a generous tarmac driveway which leads to a substantial detached double garage with pitched roof, two up-and-over-doors, lighting and power and is designed to house two cars, as well as storage and workshop area. There is a turning area and parking for at least six cars. To the south-west side there is an impressive stone entertaining terrace with space for a hot tub, there is also a raised timber deck and lawn. The gardens surround the house on three sides and are enclosed by a wall and close boarded fencing.

## 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 dating back over 50 years 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:** 3206 sq ft (297.9sq m)

**Heating:** Gas fired

**Glazing:** Double glazed

**Parking:** 6 cars and double garage

**Garden:** Surrounding & balcony views

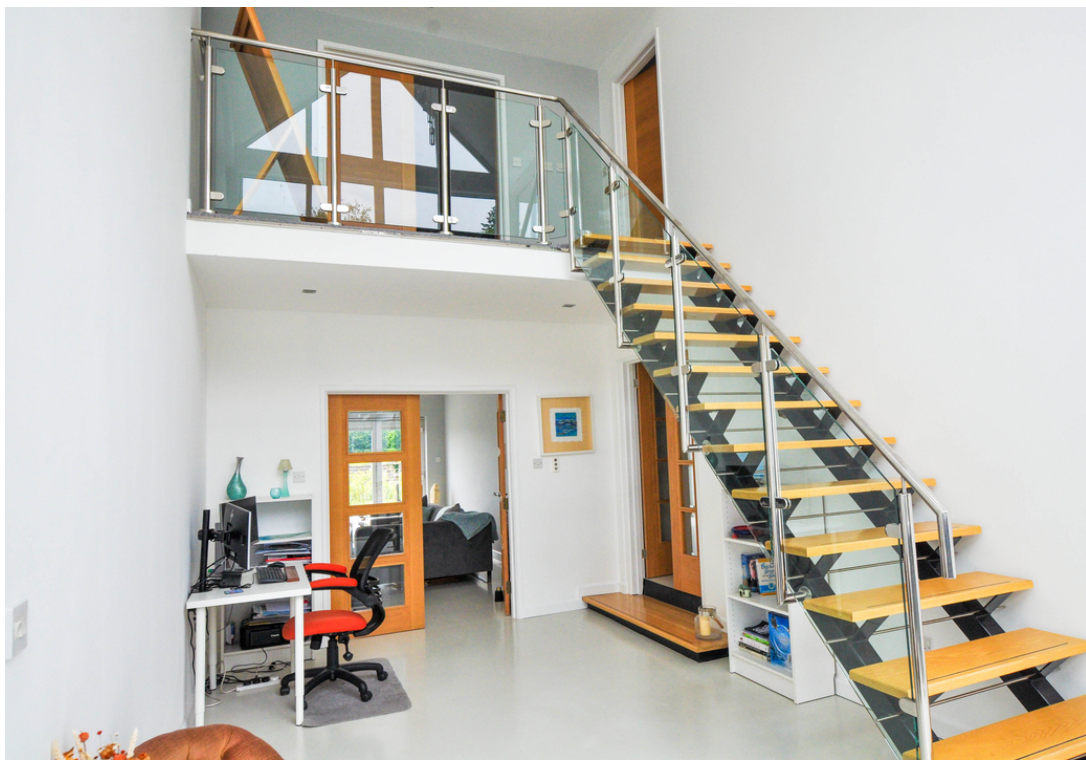
**Main Services:** gas, water, electric, drains

**Local Authority:** Dorset Council

**Council Tax Band:** F

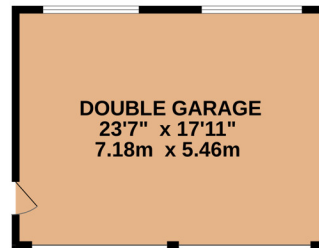
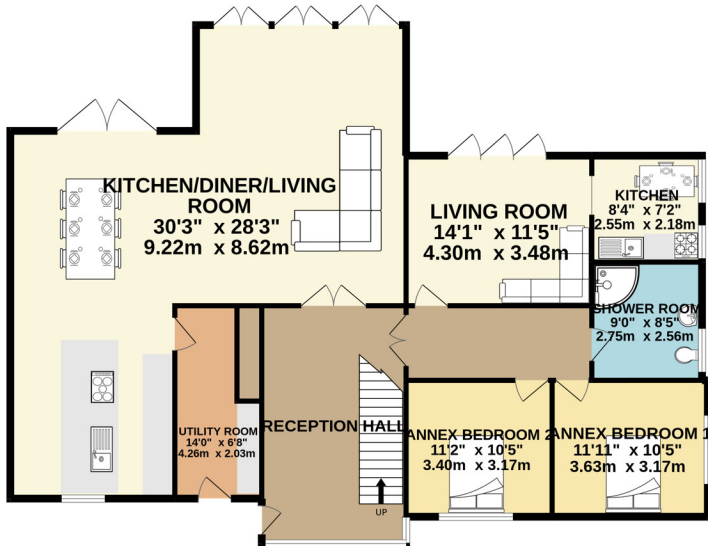




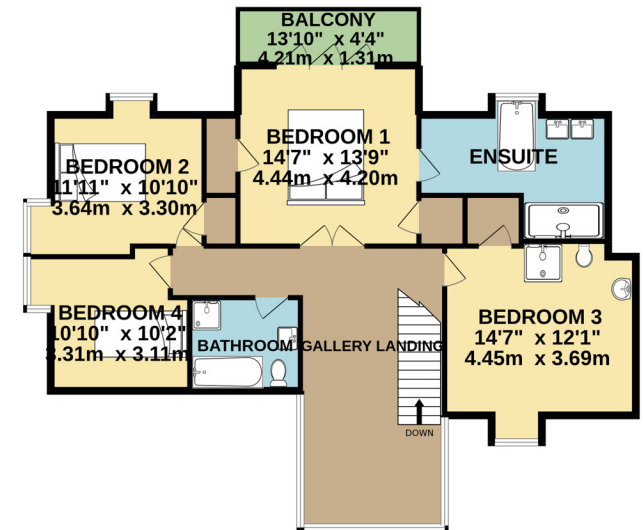




GROUND FLOOR  
2063 sq.ft. (191.7 sq.m.) approx.

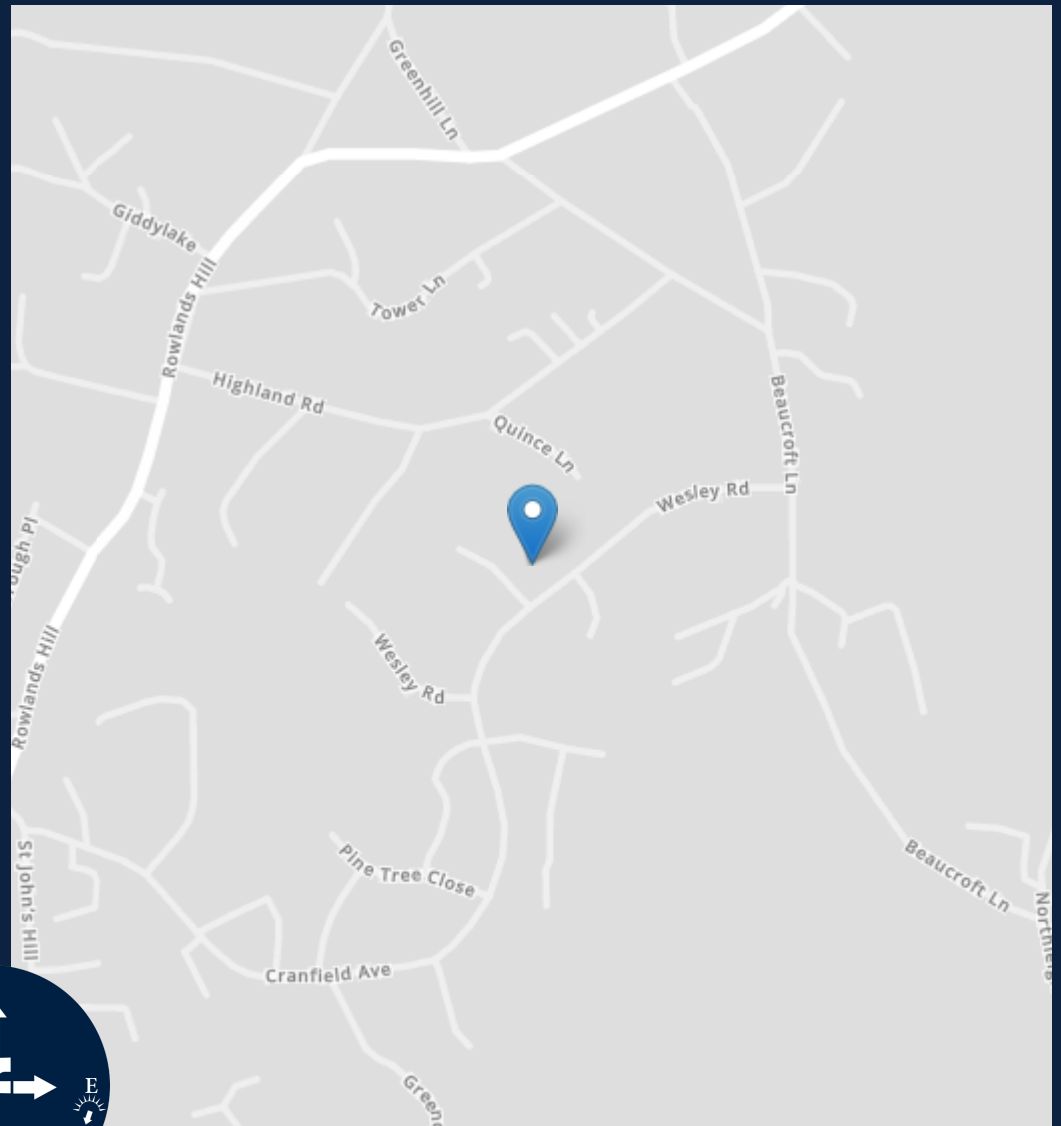
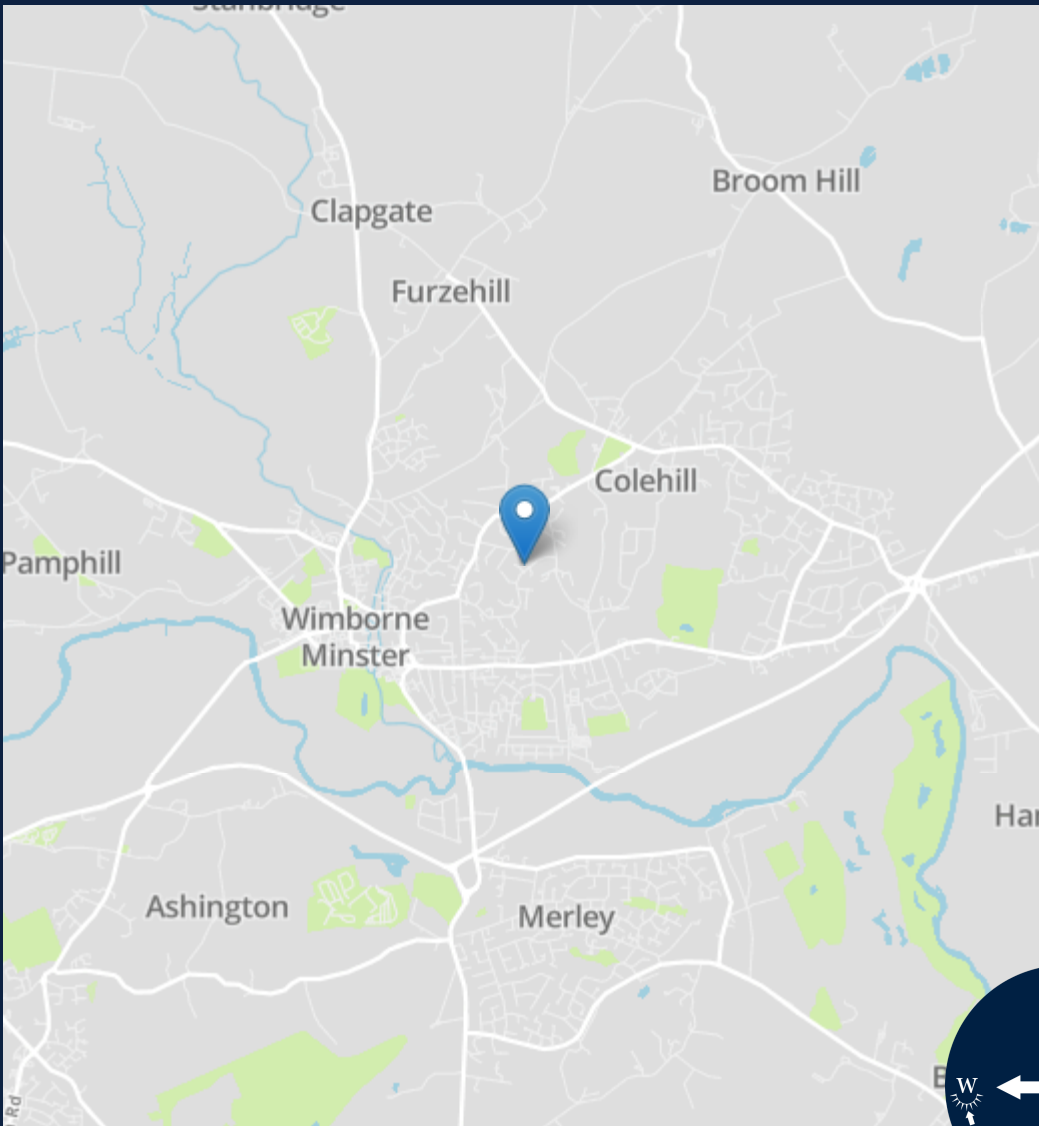


1ST FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 3206 sq.ft. (297.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
<b>A</b> (92-100)	
<b>B</b> (81-91)	
<b>C</b> (69-80)	78
<b>D</b> (55-68)	71
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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