



Asking Price

£695,000

MIDDLEHILL ROAD, WIMBORNE BH21 2HL

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ FOUR DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ VERSATILE ACCOMMODATION
- ◆ CHARACTER HOME
- ◆ GENEROUS PLOT
- ◆ THREE RECEPTION ROOMS
- ◆ SOLE AGENTS

A deceptive and versatile, four bedroom, detached family home situated in the heart of Colehill, boasting a generous plot, with scope for further extension (STPP).

Property Description

Hillcot is located on Middlehill within the heart of Colehill and boasts traditional, well-proportioned accommodation which is suited to family living, enjoying far reaching views from an elevated position. The accommodation comprises of a formal living room, sitting room with brick feature fire place, dining room, kitchen, utility room and bathroom on the ground floor with four double bedrooms and a dressing room, shower room and separate wc to the first floor. The property has been previously extended, however, given the width of the plot and the positioning of the home, it lends itself to further extension (STPP). The home also benefits from gas fired heating and has been double glazed throughout.





Gardens and Grounds

The front garden is primarily laid to an established lawn with mature hedges surrounding. There is a garden footpath providing access to the side of the property. The gravel driveway is suited to several vehicles and to the right-hand side there is an iron gate with access to the rear garden, again, primarily laid to a kept lawn. There are a variety of mature flower beds and there is a working area to the garden, which is ideal for growing produce. The rear garden lends itself to the erection of a garage, should a prospective purchaser wish. There is a sun terrace at the rear boundary, perfect for al fresco dining.

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: 1499 sq ft (139.3 sq m)

Heating: Gas fired - 2 years old with service history

Glazing: Double glazed

Parking: Driveway for several vehicles

Garden: North east

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

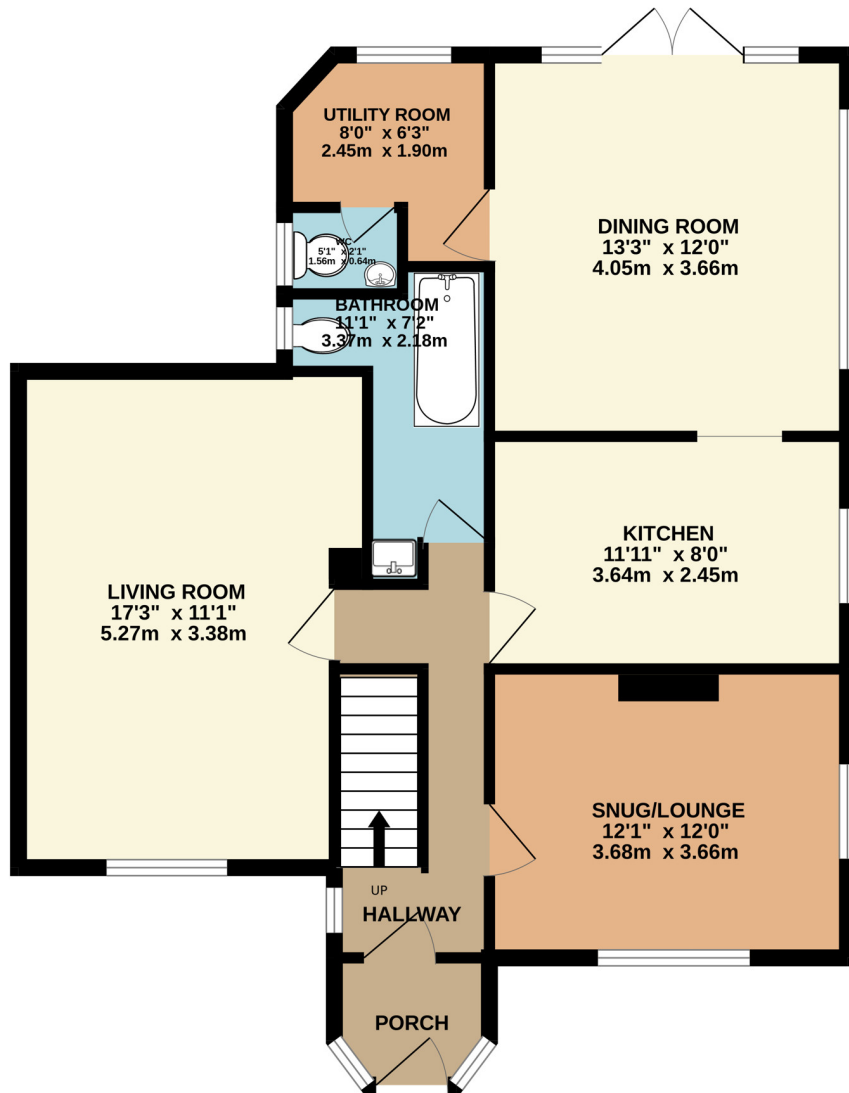
Local Authority: Dorset Council

Council Tax Band: E

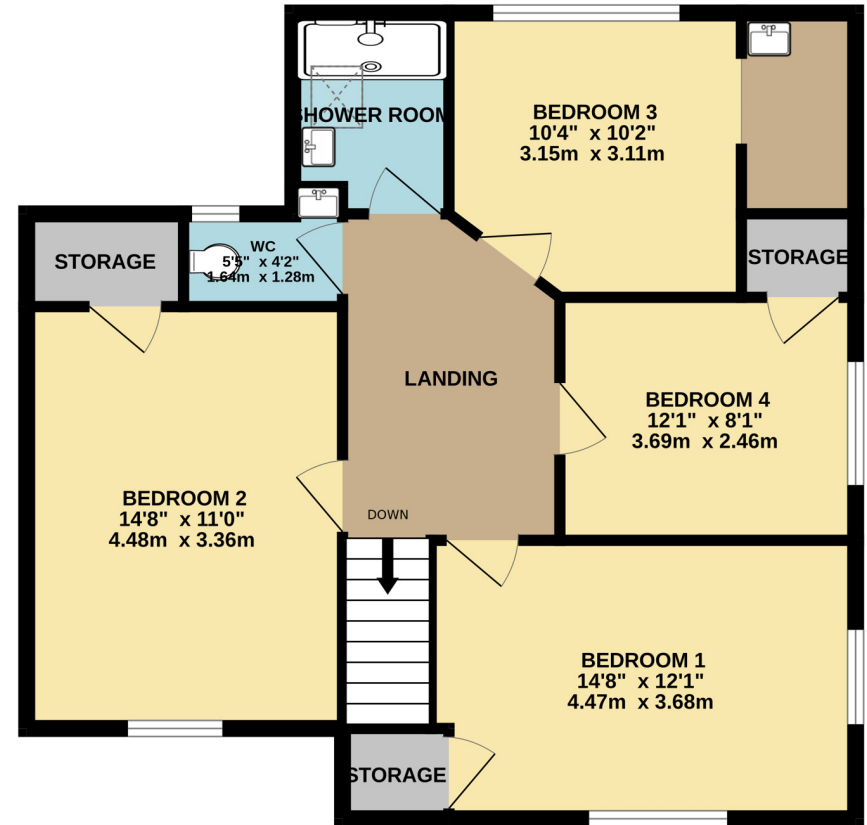




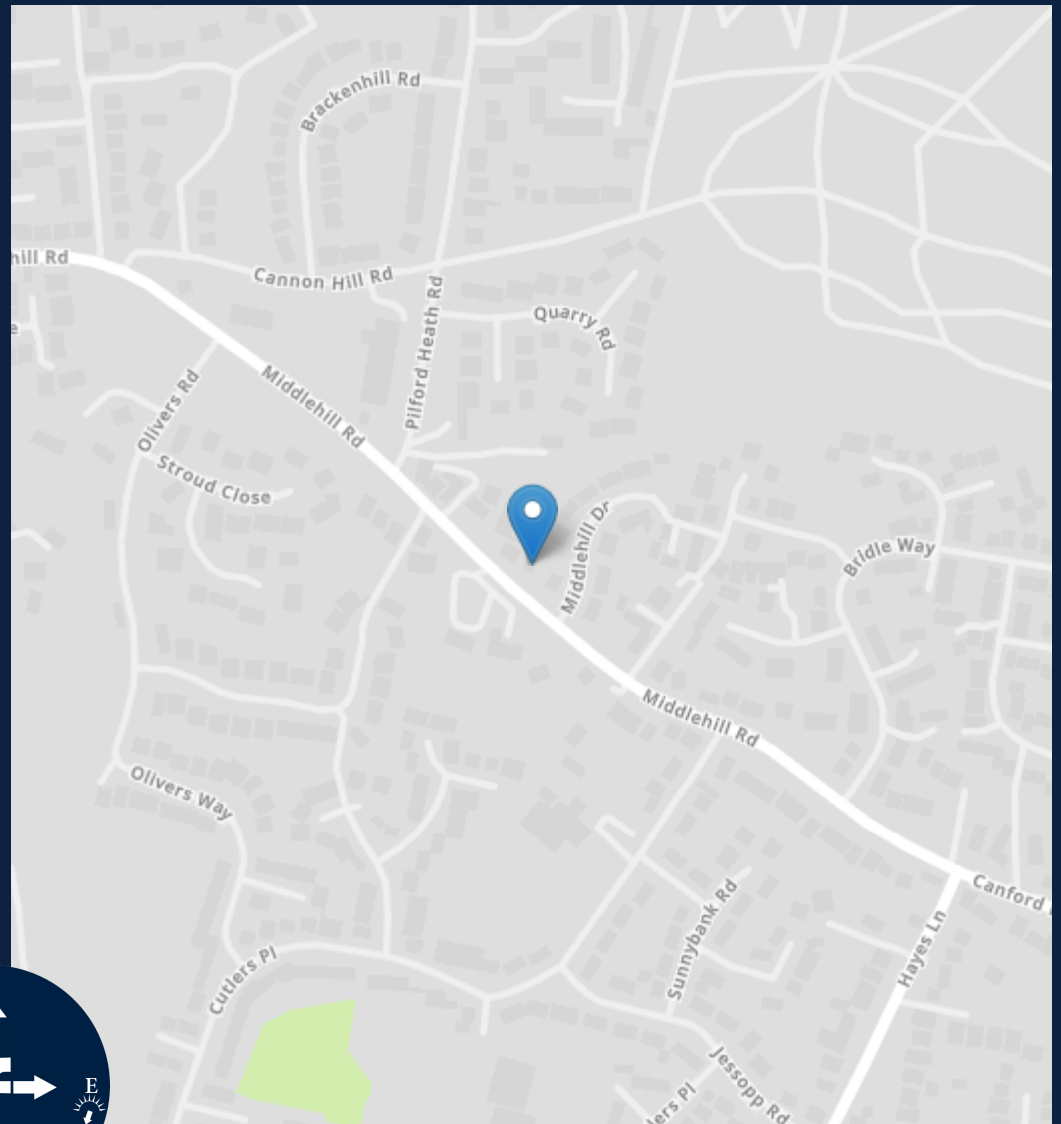
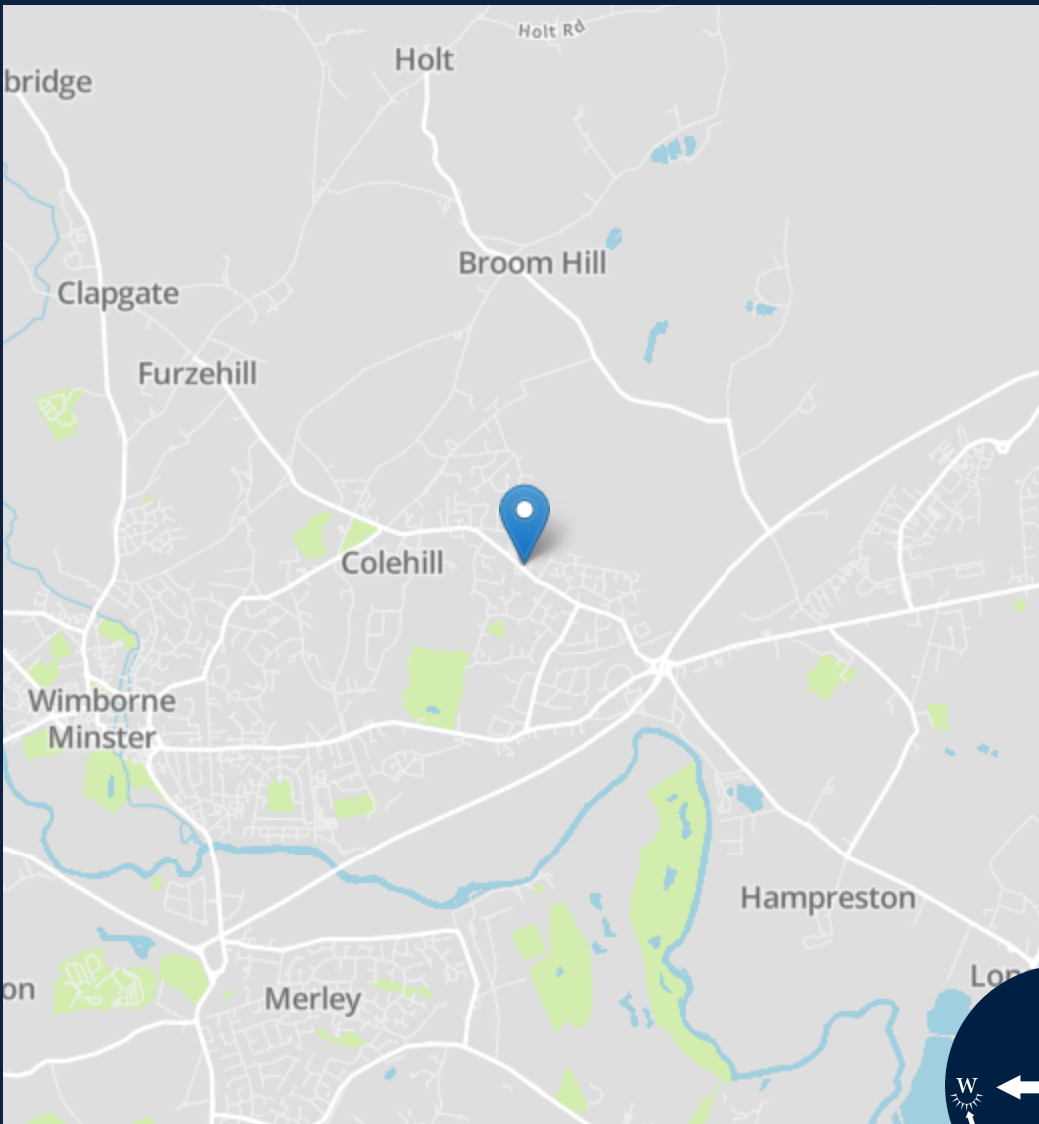
GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



FIRST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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