



Asking Price

£600,000

Freehold

40A CANFORD BOTTOM, COLEHILL, WIMBORNE, DORSET
BH21 2HD



- ◆ **DETACHED FAMILY HOME**
- ◆ **FOUR DOUBLE BEDROOMS**
- ◆ **40FT OPEN PLAN LOFT ROOM**
- ◆ **ENSUITE TO PRINCIPLE BEDROOM**

A generous and versatile four bedroom detached family home boasting a detached double garage, functional 40ft loft room, two reception rooms and being offered without a forward chain.

Property Description

The property was built during mid 1980's and boasts well proportioned and generous accommodation throughout, suiting a wide variety of purchasers. The accommodation comprises of a large, triple aspect living room with feature inglenook style fireplace, a formal dining room, study, kitchen, utility and cloakroom to the ground floor, with four double bedrooms and two bathrooms to the first floor. One of the bathrooms forms the en-suite to the principle bedroom and there is a further return staircase which leads to the second floor loft room, which has been formally converted into a very useful open plan space approaching 40ft in length. The home further benefits from gas fired heating, as well as double glazing, and is being offered without a forward chain.

Gardens and Grounds

The front garden is laid to a tarmacadam driveway, which is suited to several vehicles, and in turn leads to the detached double garage with an up and over style door. The garage benefits from power and light as well as storage space in the eaves above. The garden extends around both sides of the house and leads to the rear garden, which is primarily laid to lawn. The boundary is clearly denoted by mixed hedging and views extend out across the adjoining farmland.

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: 2553 sq ft (237.2 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Parking: Driveway and detached double garage

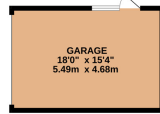
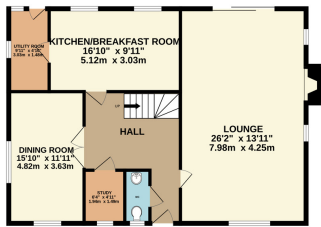
Garden: North West

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

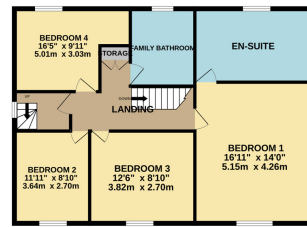
Local Authority: Dorset Council



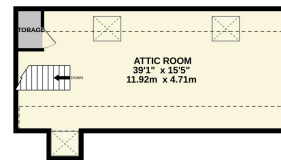
GROUND FLOOR
1198 sq.ft. (106.7 sq.m.) approx.



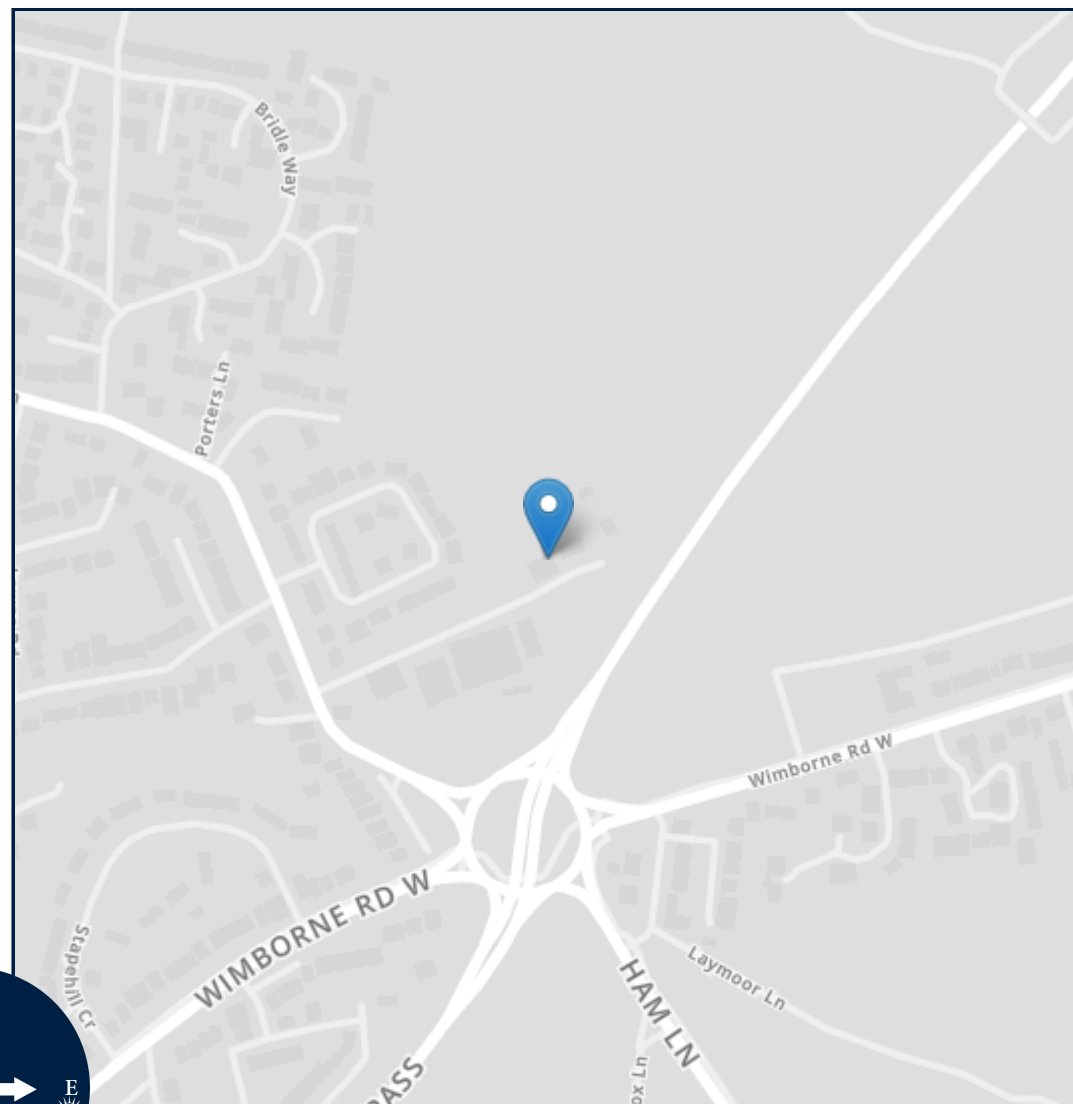
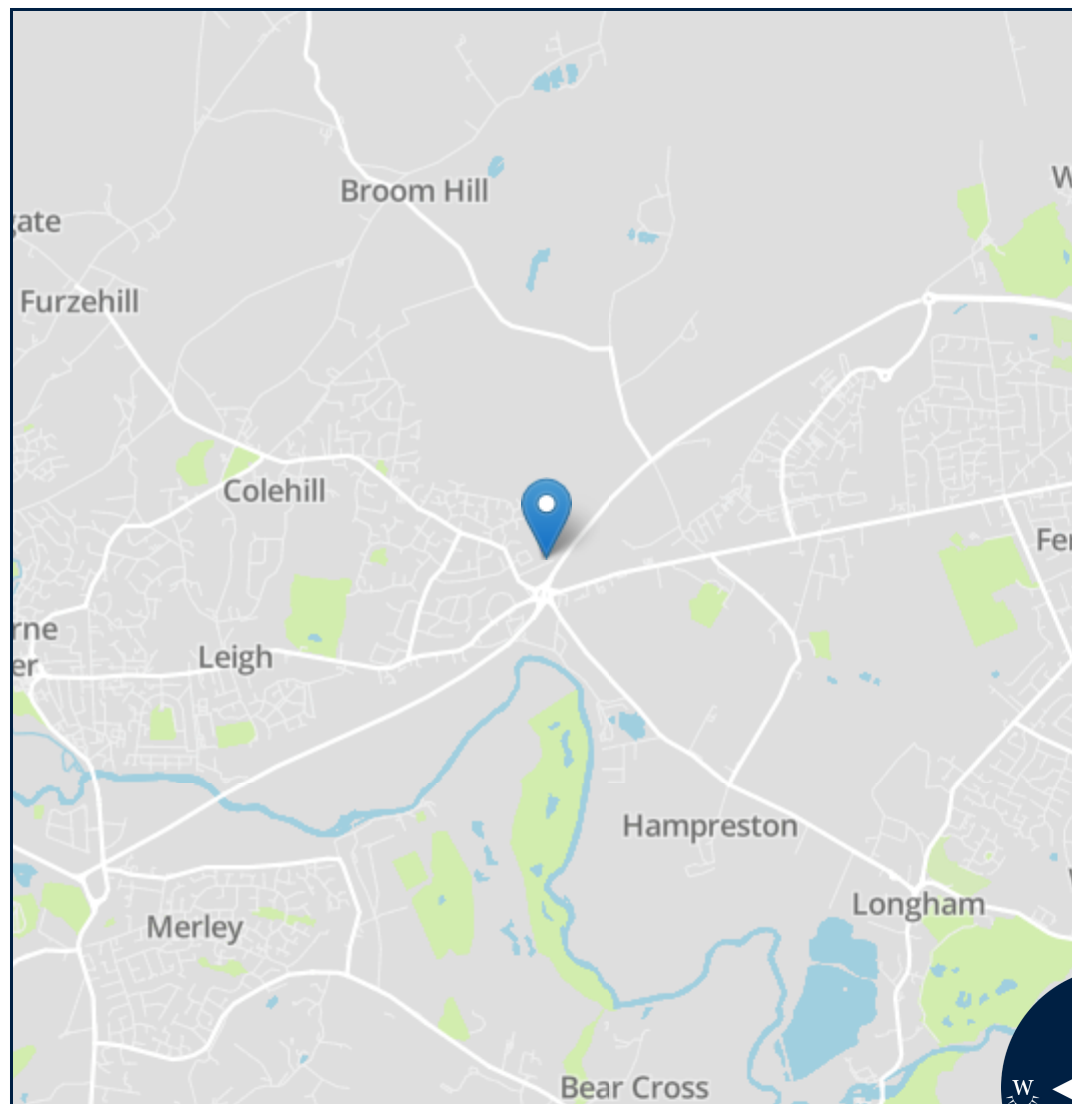
1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



2ND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 2553 sq.ft. (237.2 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	70	78
(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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