



2 Merrifield Heights, Colehill,  
Wimborne, Dorset, BH21 7AJ

A very well presented 4 double  
bedroom barn style detached  
home with a stunning westerly  
view, in a favoured, quiet,  
semi-rural setting.

PRICE GUIDE: £895,000  
FREEHOLD

Council Tax: Band E  
EPC Rating: Band C



Christopher  
**Batten**

in association with

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The property was built to a high specification in 2003/4 by Barnwheel Developments Ltd, as a single storey barn style home in a small, exclusive enclave of just 3 properties, and the first floor accommodation was added in 2007. It now offers impressive, flexible accommodation of over 2000ft<sup>2</sup>, arranged over 2 floors.

The house is of timber-framed construction with Purbeck stone and shiplap elevations, a natural slate roof and a projected A-frame timber overhang to the front, and is connected to all mains services, with gas central heating and timber double glazed windows.

Merrifield Heights is located at the edge of Colehill, and enjoys easy access to amenities in Colehill, Wimborne and Furzehill.

The large, L-shaped reception hall has Amtico flooring, space for a study area, and built-in storage, coat and airing cupboards.





The hub of the house is the superb living/dining/kitchen area stretching from front to rear, with a high vaulted ceiling and glazed double doors and tall windows at either end.

The living/dining area features a state-of-the-art wood burner, Amtico flooring and a built-in cupboard.

The kitchen area also has glazed double doors to the front garden, comprehensive range of units, gas boiler, Leisure Cookmaster range cooker, extractor, integrated dishwasher and fridge, and a ceramic tiled floor.



There are 2 spacious double bedrooms on the ground floor, one of which has an en suite shower room, a family bathroom and a generously sized utility room (with space for white goods, and stable door to outside.)

The first floor landing features 3 rooflights and a large study area. Bedroom 3 has rooflights offering a superb westerly view over fields, and an excellent range of fitted cupboards.



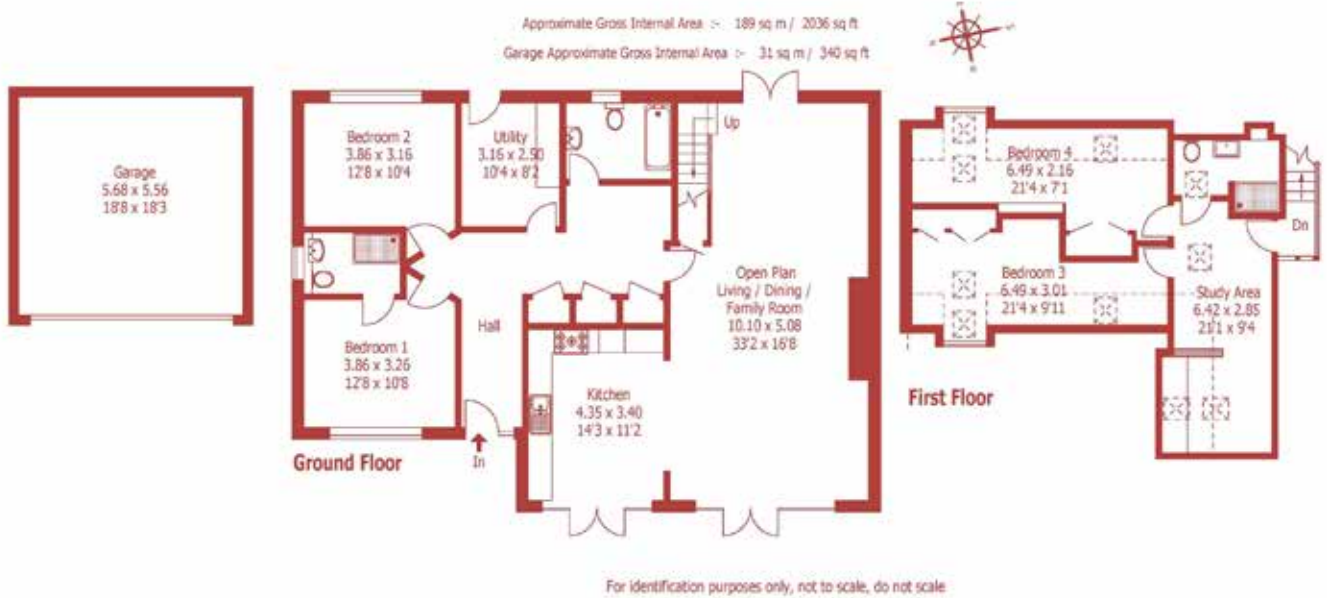
Bedroom 4, to the rear, has rooflights, fitted shelves, and built-in wardrobes, and there is also a first floor shower room off the study area.

A shingle driveway provides space for several vehicles and leads to a detached double garage (with high gabled roof, timber shiplap elevations and a natural slate roof.)

The front garden is enclosed by high fencing, and includes a lawn, rose pergolas, a paved terrace in front of the house, a beech hedge to the front, and a wealth of planting including hydrangeas, a maple tree, and colourful spring and summer flowers.

The rear garden offers seclusion, being enclosed by a natural treeline and close boarded fences. It includes trees including oak and whitebeam, terracing and raised sleeper beds.





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The property enjoys direct access from its front gate down the country lane to many scenic walks. There are also a couple of local pubs/restaurants nearby, The Horns Inn and The Barley Mow. Dumpton Preparatory School is situated close by along with first and middle schools including Hayeswood, Colehill and Wimborne first schools, St Michael's Middle School, and Queen Elizabeth's School at Pamphill.



Colehill offers a church, a library, pharmacy, village hall, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the larger coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.





Directions: From Wimborne, proceed up Rowlands Hill, taking the first exit at the mini-roundabout. Continue up the hill, passing Colehill cricket ground on the left, and along Wimborne Road.

Just after Beaucroft School, and immediately before the war memorial, turn left into Colehill Lane, passing St Michaels Middle School and the church on the left. At the crossroads, turn left into Smugglers Lane. Merrifield Heights can be found on the right hand side.



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