



Christopher  
**Batten**

in association with

Winkworth

Highwood, Smugglers Lane  
Colehill, Wimborne, BH21 2RY

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This beautiful early Edwardian semi-detached home was always the main residence with its partner property being the original servants' accommodation to Highwood House. It sits at the back of its south/west facing plot, with surrounding mature gardens offering both sun and shade in equal measure.

GUIDE PRICE: £950,000  
FREEHOLD

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As you approach through the two red brick pillars you are instantly shown a large expanse of garden with mature trees, shrubs and borders. A chalet style double garage sits to the left of the home, with a well-equipped, large office above. This complex was constructed with the potential for conversion into additional accommodation, subject to the relevant planning permissions. It already has double-skinned walls, power and water.

The gardens are full of intricate little pathways, a well-stocked pond that runs to a depth of four metres, with potential for conversion to a natural pool, large expanses of lawn, and mature laurel bushes on the boundary. On the right hand side of the plot there is a bright terrace area ideal for garden parties and barbecues, giving access to both the conservatory and the kitchen/breakfast room.

Highwood's main entrance is through an enclosed character porch with feature traditional floor tiles and ample storage for coats and boots.

As you enter the home you are greeted by a large entrance hall with a beautiful 14ft high ceiling, a wooden floor and a feeling of calm and tranquility.

A formal lounge is found to the left, with a high ceiling, beautiful bay windows, full-length French doors, and a stone fireplace (with inset log burner.) The French doors lead out to a brick paved area giving access to the office and double garage.



A complex of rooms come together to offer a modern flowing kitchen and family dining space, while retaining a distinct character. The kitchen/breakfast room is a traditional space with a beautiful view across the garden, pond and sun-drenched terrace. All expected facilities are available, as well as ample space for a table and chairs. There is also access through to the snug which has a cosy feel, with wooden floors and doors. Off the snug is an orangery style conservatory with a characterful tiled floor, timber windows and a pitched roof, leading out to the garden on two sides.

As you ascend the stairs the house splits into two wings. To the right there is a beautiful, large double bedroom with wooden sash windows overlooking the conservatory and garden. A door leads through to an over-sized panelled en suite with separate bath and large walk-in shower. The second bedroom on this side is a double room with views over the front garden.

At the split in the staircase, to the left there are two further double bedrooms. The landing area has loft access and a large built-in linen cupboard. One small double room, to the front is currently used as a chill-out room. The second is a large double bedroom with a dual aspect over the front gardens and out towards the office area. Both of these rooms have timber sash windows with triple glazing. The final room on this wing is a shower room with partly tiled walls, a large walk-in shower, twin wash basins and a WC.







Highwood has retained many characterful features and has been re-decorated in keeping with its period. Where possible, rolltop radiators have been retained, along with wooden sash windows, and internal doors have brass furniture.

Colehill offers local shops, and Wimborne town centre offers a wide range of amenities, while the larger coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 20 minutes' drive. Bournemouth and Southampton airports are also easily accessible. The area is well served by both state and independent schools including Dumpton and Queen Elizabeth's.

**DIRECTIONS:** From Wimborne, proceed up Rowlands Hill, past Colehill Cricket Ground and along Wimborne Road. At the war memorial, turn left into Colehill Lane and at the crossroads, turn left into Smugglers Lane. The entrance to Highwood can be found on the right hand side.

EPC: C

COUNCIL TAX: F













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