



**Treetops, 7 Paget Close, Colehill,
Wimborne, Dorset, BH21 2SW**

A beautifully re-modelled and upgraded 4 double bedroom detached chalet style home extending to 2850 sq ft of accommodation, set at the end of a small cul-de-sac in an established area enjoying easy access to local shops and First and Middle Schools.

**PRICE GUIDE: £925,000
FREEHOLD**

Council Tax: Band F
EPC Rating: Band C



Christopher
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Treetops has undergone a major programme of extension and refurbishment, and offers stylish, contemporary style open plan living refurbished to a high standard of specification and presented in exemplary condition.

The spacious, airy living accommodation benefits from gas central heating, UPVC double glazing, Cat 6 internet cabling to bedrooms 1 and 2, the kitchen/dining/family room and the sitting room, oak-faced internal doors, Amtico floors, and 2 sets of bifold doors from the main living area to the garden.

An impressive principal bedroom suite on the ground floor features a dressing room and en suite bath/shower room.

The house is set in very well kept, flat, landscaped grounds which include a covered entertaining area, a large home office/studio, a double garage and ample off road parking.



 2  4  3



The tour of the house begins in the large, welcoming reception hall which has a feature lantern light ceiling and a range of cupboards, one of which contains a Glow Worm gas fired combination boiler.

There is a contemporary ground floor shower room (with corner shower, wash basin, WC and towel radiator.)

The cosy sitting room has bifold doors to the garden terrace.

The hub of the house is the superb kitchen/dining/family room which is spacious and flooded with light from 2 sets of bifold doors and a central lantern light.

The impressive kitchen has an excellent range of units, quartz worktops, island/breakfast bar, vented induction hob, full height fridge and freezer, Bosch oven and microwave with warming drawer, retractable larder cupboard and integrated dishwasher. There is a separate utility room with sink, cupboards, plumbing for washing machine and tumble dryer, and door to the garden.



The principal bedroom suite is on the ground floor, and features full height tilt-and-turn windows, a large dressing room and a spacious en suite bath/shower room with bath, walk-in shower, wash basin, concealed cistern WC, heated mirror and heated towel rail.

From the hall, an oak staircase with glazed panels leads to a semi-galleried first floor landing with a skylight. Bedroom 2 is a dual aspect room with a large, walk-in closet, bedroom 3 has skylights, and built-in cupboards, and bedroom 4 has built-in wardrobes.



The family bath/shower room comprises bath, walk-in shower, WC, wash basin, heated and lit mirror, and towel radiator.

Outside, a block paved slipway leads to a large, gravelled parking area with access to a double garage (with lighting, power points and electric up-and-over door.) Access at either side of the house leads to the attractively landscaped private rear garden which has a terrace with a covered seating area forming an ideal al fresco dining area.





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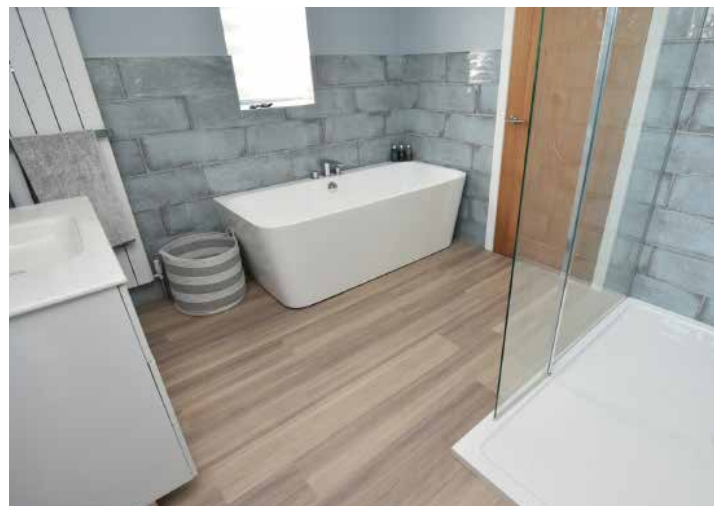


There are lawns, well stocked borders, raised beds, a water tap, and a large chalet/home office with glazed double doors.

The property is screened by an adjacent woodland area with established trees including Scots pine and Douglas fir.

Location: Colehill offers first and middle schools, a church, a library, 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 coastal town of Bournemouth which has a main-line rail link to London Waterloo.

Directions: From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left and continue along Wimborne Road to the staggered crossroads with the Co-op/Post Office ahead. Turn right into Middlehill Road. Just past the shops on the right, turn left into Paget Close, and number 7 can be found at the far end of the cul-de-sac.







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