



BRACKENWOOD, 19A BRACKENHILL ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2LT
£620,000 FREEHOLD

A 4/5 BEDROOM DETACHED CHALET STYLE HOUSE OFFERING FLEXIBLE ACCOMMODATION, STANDING IN A LARGE GARDEN PLOT IN A QUIET, ESTABLISHED RESIDENTIAL ROAD.

SUMMARY:

A 4/5 bedroom detached chalet style house offering flexible accommodation, standing in a large garden plot in a quiet, established residential road.

The house is set back from the road off a long driveway which provides ample off road parking, and benefits from gas central heating, UPVC double glazing, and some lovely, far reaching views towards Horton Tower from the first floor.

AT A GLANCE

- 2 reception rooms
- 2 ground floor bedrooms & shower room
- 2 first floor bedrooms, study & bathroom
- First floor views towards Horton Tower
- Ample off road parking



DESCRIPTION:

Built in the 1960s, the property has been extended to the first floor, but still allows a fair degree of scope for further improvement.

A central reception hall with cupboards leads to a ground floor cloakroom. The lounge has a decorative fireplace, and there is a separate dining room with built-in cupboards. The kitchen has modern units, 5-burner gas hob, extractor, Zanussi electric double oven, space and plumbing for washing machine and fridge, and door to a rear terrace. Also on the ground floor there are 2 double bedrooms and a shower room.

Off the first floor landing, bedroom 1 is a spacious double room, and bedroom 2 has a shelved recess and a dual aspect, with far reaching views towards Horton Tower. A study houses the wall mounted Glow Worm gas combination boiler (fitted in 2022) and there is a first floor bathroom.



A long driveway provides ample off road parking. There is a gently sloping front lawn, and a side gate leading to the rear garden which has a raised paved terrace, steps down to a lawn, and a large workshop/garden store (the former garage) with a side door.

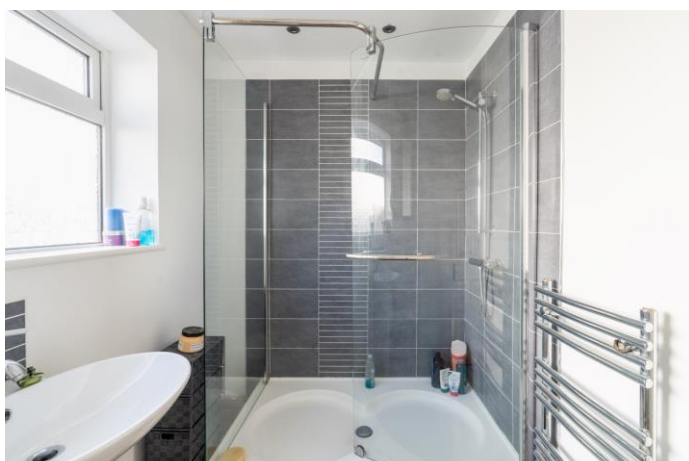
LOCATION:

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 mainline rail link to London Waterloo.

COUNCIL TAX: Band E

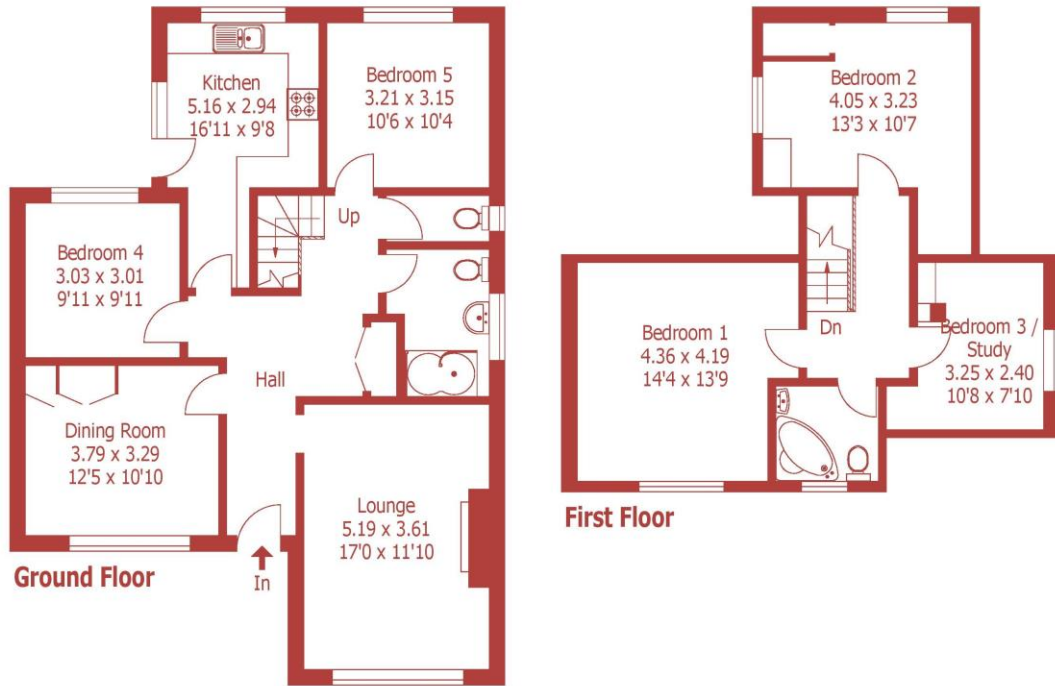
DIRECTIONS:

From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and along Wimborne Road to the staggered crossroads opposite the Co-op/Post Office. Turn right into Middlehill Road and, just before the library, turn left into Cannon Hill Road. Take the second turning on the left into Brackenhill Road.





Approximate Gross Internal Area :- 142 sq m / 1530 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

