



## 4 New Merrifield, Colehill, Wimborne, Dorset, BH21 7AL

A beautifully presented 4 bedroom semi-detached house, extended and refurbished by its current owners to offer an abundance of space and lovely views over the south facing garden.

PRICE: £575,000  
FREEHOLD



Christopher  
**Batten**

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An entrance lobby with space for coats and shoes leads to the large, dual aspect living room which has 2 glazed sliding doors overlooking the garden, a wood burner and 2 recessed alcoves.

The impressive, dual aspect kitchen/dining/family room has double doors to the garden, units, quartz work surfaces, Bosch extractor hood, gas hob, fitted oven, grill and microwave, fitted Siemens fridge/freezer and Neff dishwasher.

Off the kitchen is a utility room with full height cupboards, boiler, space for washing machine, and door to a cloakroom.



3



4



2



A long, light first floor landing has 3 windows to the front, a double storage cupboard and an airing cupboard.

3 of the 4 bedrooms overlook the rear garden. Bedroom 1 has an en suite shower room and an idyllic rural view to the front, and bedroom 2 has wall fitted wardrobes and a loft hatch.

There are 2 further spacious bedrooms and a modern family bathroom.

To the front, a large brick paved area provides extensive off road parking, and is surrounded by mature shrubs.

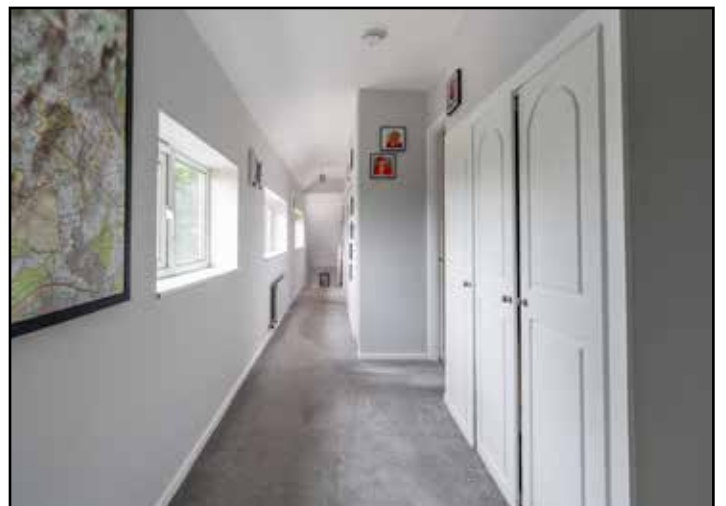
The brick paving extends around the side of the house to the spacious, south facing rear garden which features well maintained lawns, attractive decking, and areas of both sun and shade.

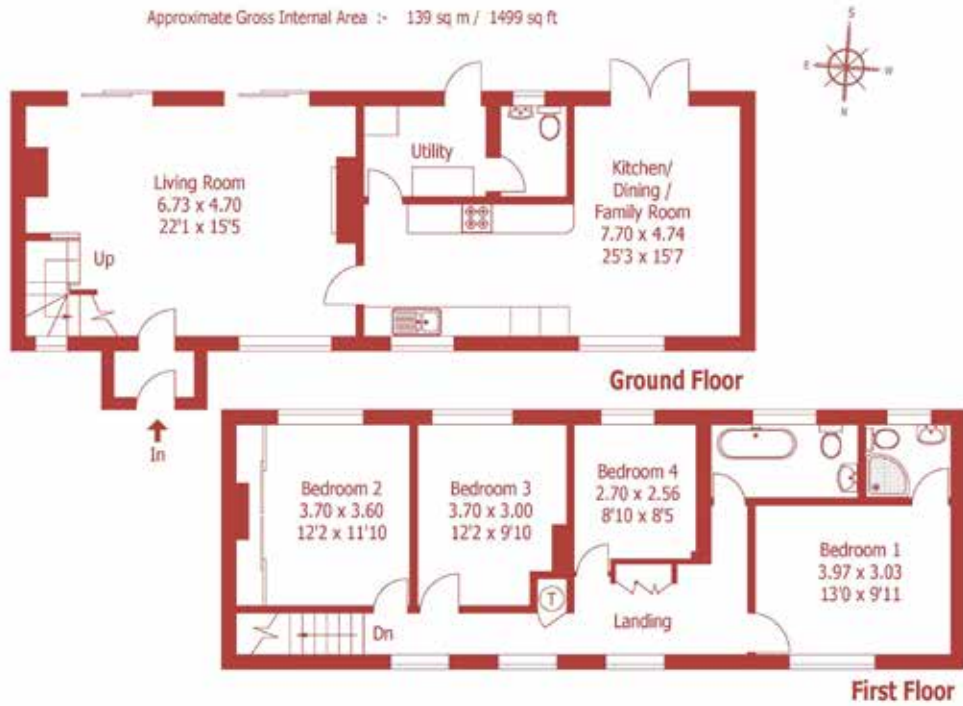


Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation.

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.

Directions: From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and along Wimborne Road. At the war memorial, turn left into Colehill Lane, passing St Michaels School on the right and the church on the left. At the crossroads, proceed straight ahead. Turn left into New Merrifield, and the property can be found on the right.





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



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