Nicholas Humphreys

9 Greenhill Close, Colehill, Wimborne, BH21 2RQ

£549,000

- Character Victorian Villa
- Off Road Parking
- Three Reception Rooms
- Sought After Quiet Cul-De-Sac
- No Forward Chain
- South Facing Conservatory
- 100' Mature South Facing Rear Garden
- Well Presented Throughout
- Three Bedrooms

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A great opportunity to purchase this superb three bedroom semi detached Victorian Villa, located in a quiet cul de sac setting with a feature South facing, mature rear garden. The property has a homely feel with character features and a well designed layout connecting living rooms and conservatory to a spacious kitchen/breakfast room and large utility. The property is perfect for a couple or family looking for a peaceful retreat away from town life, but still conveniently located close to the village centre and within easy reach of the market town of Wimborne. Sold with the benefit of no forward chain.

3 1 2 D Council Tax Band:

Property Details

Area
Colehill is a small village located on the outskirts of the town of Wimborne Minster and is surrounded by beautiful countryside, with the New Forest National Park on the door step. The village has a population of around 5,000 people and is within the catchment of good quality first and middle schools. There are many walking and cycling trails in the area, which offer stunning views. The village is also home to several parks and gardens, which are perfect for picnics and relaxing in the sun. Conveniently located with easy access to Ringwood, Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. The village also has a strong community spirit, with many local events and festivals taking place throughout the year. It has several historic buildings and landmarks, including the St. Michael's Church, which dates back to the 12th century. Colehill is a charming and peaceful village that offers a chance to escape the hustle and bustle and enjoy the beauty of the English countryside.

Description
Entrance Hall, understairs storage cupboard
Cloakroom, low level w.c. wash hand basin, stained glass window to side.
Lounge (Front) Room, attractive bay window to front aspect, coved ceilings with centre corniche door to
Living Room, feature Victorian fire place and over mantle, adjoining cupboards and shelving either side of the chimney breast, double opening glazed doors to
Conservatory, glazed double doors to rear
Kitchen/Breakfast Room, spacious with room for dining table, range of work surfaces with storage cupboards and drawers, built in oven and hob, part tiled, access to conservatory, window to side
Utility, a good size room whilst currently used for washing machine etc, could be used for further living space with access to rear garden
Stairs from Entrance Hall to First Floor Landing, hatch to loft
Bedrooms One and Two are good size doubles with the second bedroom having built in wardrobe
Bedroom Three is a large single with window to rear
Bathroom, paneled bath with shower attachment, wash hand basin, low level w.c. part tiled, built in airing cupboard
Outside, A real feature is the superb South Facing rear garden approx. 100' long, mainly laid to lawn, with paved and decked areas adjoining the property. An array of mature shrubs and trees inset and boarder the property which offers a good deal of seclusion, garden shed. The property has a countryside feel. Side access to the
Front Garden, maily shrubs and flowers, Off Road Parking.

Greenhill Close

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DETAILS

Total area:1054.38 sq ft
Living area:957.76 sq ft

Total area: 97.95m²
Living area: 88.97m²

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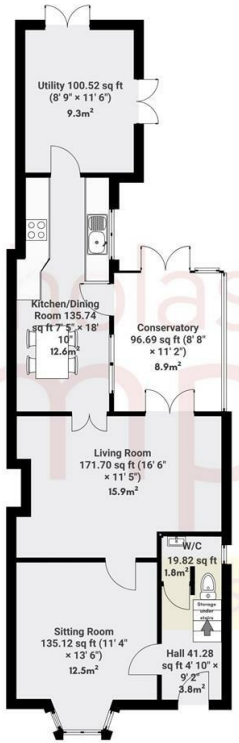
The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.

0' 4' 8' 12'
1:102

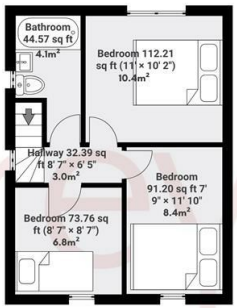
Ground Floor

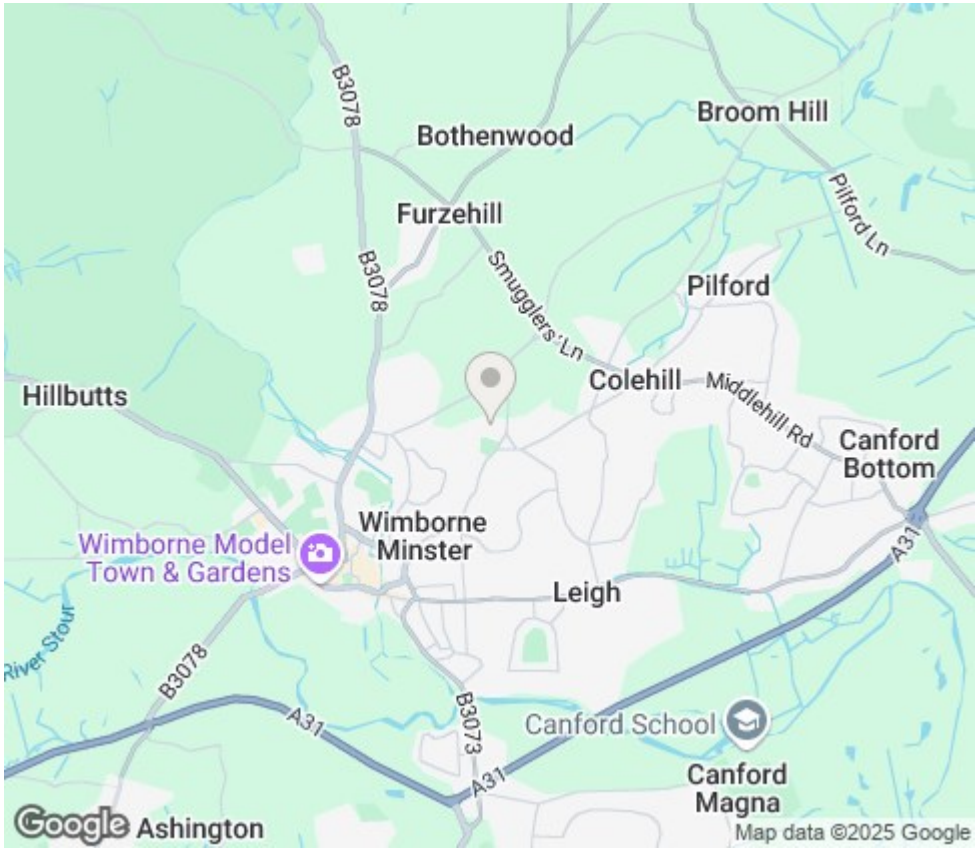
TOTAL AREA:700.40 sq ft LIVING AREA: 603.79 sq ft·
TOTAL AREA: 65.06m² LIVING AREA: 56.09m²

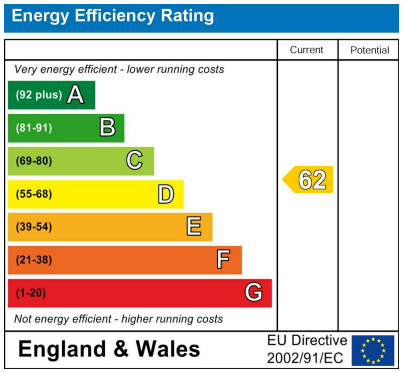


1st Floor

TOTAL AREA:353.98 sq ft LIVING AREA:353.98 sq ft·
TOTAL AREA: 32.88m² LIVING AREA: 32.88m²







Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.