Nicholas Humphreys

31 Rowlands Hill, Wimborne, BH21 2QQ

Offers Over £450,000

- Sought After Location
- Two/Three Bedroom Detached House
- Double Length and Height Garage
- Close to Wimborne Town Centre
- Woodburner and Gas Central Heating
- Drive Way with Ample Parking
- Great Potential To Re-design and Refurbish
- Views over Wimborne and Surrounds
- Large Mature Garden

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A super opportunity to acquire a detached property in a much sought after location close to Colehill Cricket Club and only a short walk to Wimborne Town Centre. The property has been in the same ownership for the last forty years and has been re-designed over time. Currently two bedrooms and two bathrooms it has further scope to refurbish and re-model and make into a stunning three bedroom family home. Another feature is the double height and length garage idea for a motorhome, with further parking. The property is set in a good size mature plot with rooms having views over Wimborne and the surrounding countryside. A unique property offering superb potential with no forward chain.

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Council Tax Band: D

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

Accommodation Comprises. Front door through to
Entrance Hall, split level, window to front.
Bathroom One, paneled bath with shower attachment, low level w.c, wash hand basin, built in airing cupboard, further understairs storage cupboard
Studio/Office, window to front, access direct to Garage.
Lounge, a good size room being double aspect with window to side and glazed door with glazed side panels, to rear garden, built in stone chimney breast and fire surround, tiled terracotta hearth, inset working woodburner, door to
Inner Hallway, built in storage cupboard, hatch to loft space, door to garden.
Kitchen, range of work surfaces with eye and low level cupboards and drawers, matching breakfast bar, space and plumbing for washing machine and dishwasher. Built in electric hob with extractor hood over, built in double oven, space for fridge/freezer, part tiled, window over rear garden.
Bedroom One, range of fitted wardrobes, side aspect window with views over surrounding countryside.
Bathroom Two, corner shower cubicle, low level w.c. part tiled, window to side
Stairs from Entrance Hall to First Floor Landing door to Bedroom Two, a very generous sized room with high vaulted ceiling, double aspect with three velux windows and further window creating a very light and airy space, superb views over Wimborne and surrounding countryside.
Outside, Rear Garden - South to South West Facing, a mature setting fully enclosed by shrubs, trees and hedging giving a good total seclusion, garden is mainly laid to lawn with small patio adjoining the property, side access to the front.
Front, driveway providing ample parking leading to large car port and very large Garage, double length and double height, pitched roof, power and light. Ideal for a camper van/mobile home.

Tenure

Freehold

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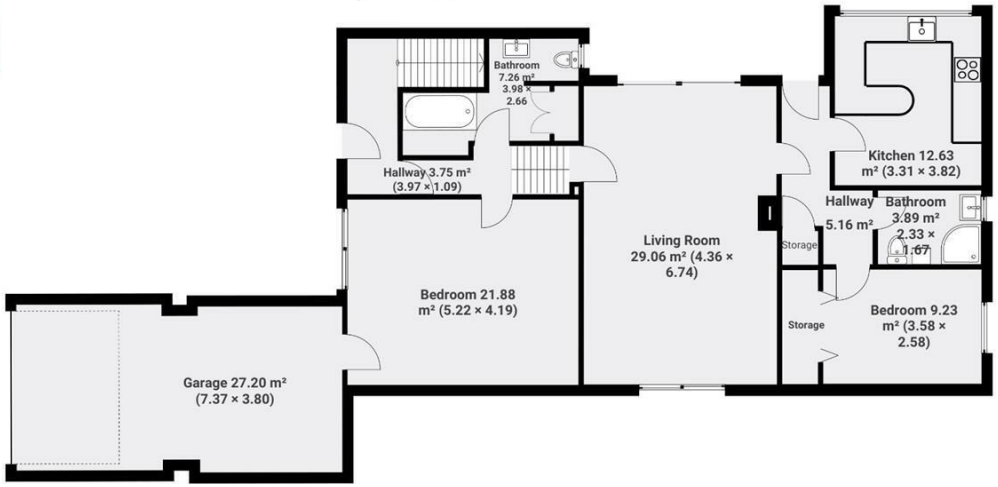
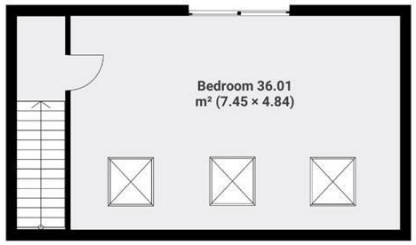
DETAILS

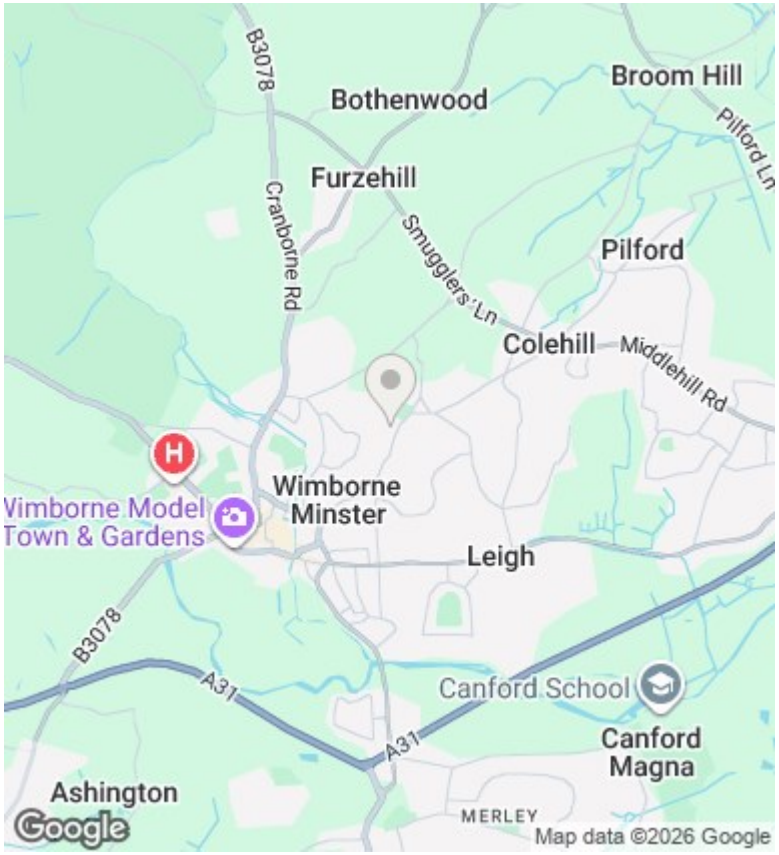
Total area:170.07 m²
Living area:142.87 m²

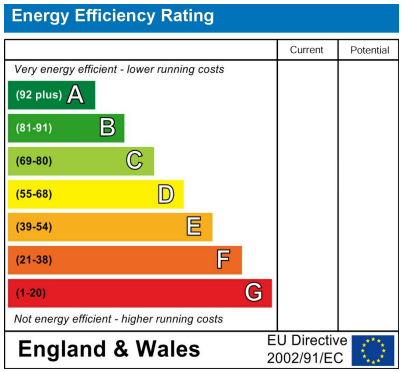
▼ Ground Floor



▼ 1st Floor







Viewings

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

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