



Park Homer Drive, Colehill,  
Wimborne, Dorset

A beautifully refurbished 4 bedroom detached chalet style house standing on an attractive garden and woodland plot extending to almost half an acre, for sale with NO FORWARD CHAIN, in a premier road in Colehill.

**PRICE GUIDE:**  
**£900,000 FREEHOLD**

COUNCIL TAX: Band G

EPC RATING: Band C



Christopher  
**Batten**

in association with

Winkworth



Standing in an elevated position providing attractive views, the house has been tastefully redecorated throughout, and benefits from gas central heating, UPVC double glazing, a newly fitted kitchen and bathrooms, and new carpets and interior doors. The ground floor offers spacious and flexible contemporary style open plan living accommodation, including a bedroom/study.

On the first floor there is an impressive principal suite with large bedroom, dressing room and en suite shower room, along with 2 further double bedrooms and a family bathroom including walk-in shower.

3 steps (with wrought iron balustrades) lead to a covered verandah, from which the front door opens onto a large central reception hall with an impressive, curved staircase, a shelved recess and fitted cupboards. A large open plan walkway and step down lead to a spacious, dual aspect living room with 2 feature ceiling beams, and 2 full height picture windows offering an attractive outlook to the front and side, perfect for entertaining. Running from front to rear is a separate large, dual aspect family/dining room with a patio door to the rear garden terrace.



2



4



2



This L-shaped room flows into a newly fitted, contemporary style kitchen/breakfast room which overlooks the rear garden and features an excellent range of units (including a peninsular breakfast bar unit and a large retractable larder), quartz worktops, Quooker tap, Amtico flooring, and integrated appliances comprising fridge-freezer, AEG electric double oven, induction hob, extractor, dishwasher and washing machine. Off the kitchen is a rear lobby area with door to outside, deep storage cupboard (containing a Worcester gas central heating boiler) and a cloakroom with wash basin and WC. Also on the ground floor there is a spacious fourth bedroom/study.

From the reception hall, a distinctive, sweeping staircase (with wrought ironwork) leads to a semi-galleried landing with loft access. Bedroom 1 is a large double room with fitted drawers and views to the front, an archway to a dressing room (with fitted wardrobes), and an en suite shower room (with walk-in shower, WC, wash basin and towel radiator). Bedrooms 2 and 3 are also double rooms, and there is a family bath/shower room with bath, walk-in shower, WC, wash basin and towel radiator.

The property stands in an elevated position, with a wide tarmac driveway sweeping round to the front of the house, providing ample off road parking and leading to the garage.



The drive is flanked by gently sloping lawns, with a central tree, and shrubs. There is a detached double garage (with up-and-over door, side door, rear window, double power point, and a pitched roof providing eaves storage space). There is access on both sides of the house to the neatly maintained rear garden, which offers privacy. There is a paved terrace adjacent to the house, with a path and steps leading up to a gently sloping lawn. The garden has a timber shed, and the rear section is a woodland garden with a range of established trees.

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.

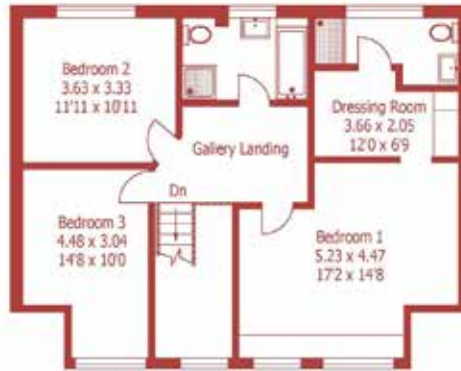
Directions: From Wimborne, proceed up Rowlands Hill, which becomes Wimborne Road, to the staggered crossroads with the Co-op/Post Office straight ahead. Turn right into Middlehill Road, and second right into Park Homer Road. Turn left into Park Homer Drive and, at the bottom of the hill, proceed around a sharp left hand bend, and turn into the first cul-de-sac on the right.





Ground Floor

Approximate Gross Internal Area :- 204 sq mt / 2189 sq ft  
 Garage Approximate Gross Internal Area :- 32 sq mt / 347 sq ft



First Floor



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



**DISCLAIMER:**

Winkworth 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 Winkworth 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.







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)

Christopher  
**Batten**

in association with

Winkworth