





HOUSE & SON

House & Son are thrilled to present this beautifully extended semi-detached home, lovingly maintained by its current owners and offering an exceptional blend of space, style, and practicality. This delightful property boasts four generously sized bedrooms, two well-appointed bathrooms, and a stunning 17-foot fitted kitchen/breakfast room, complete with integrated appliances. The living/dining room flows effortlessly into a UPVC double-glazed conservatory, providing direct access to the sun-soaked south-facing rear garden—a perfect retreat for relaxation or entertaining. Additional features include an integral garage with an electric up-and-over door, a spacious driveway accommodating multiple vehicles, and the peace of mind of vacant possession. Nestled in the highly desirable Colehill area of Wimborne, this home enjoys an enviable position bordering open fields. It's conveniently located near sought-after schools, local shops, and key transport links, including the A31 and easy access to Bournemouth, Ferndown, and Poole town centres. A rare opportunity to secure a truly charming family home in an exceptional setting.

ENTRANCE

UPVC double glazed front door with side panel, built in cloaks cupboard and stairs to first floor.

LIVING/DINING ROOM

24' 0 max" x 13' 10 max" (7.32m x 4.22m)

Dual aspect, UPVC double glazed window to front, radiator, feature mock fireplace, coved ceiling and two radiators.

CONSERVATORY

15' 10 max" x 13' 8" (4.83m x 4.17m)

UPVC double glazed conservatory with top opener windows, French doors leading to south facing garden, ceiling fan/light, fitted blinds and power points.



KITCHEN/BREAKFAST ROOM

17' 2" x 10' 2" (5.23m x 3.1m)

UPVC double glazed window to rear, additional window and door to rear garden. Single bowl single drainer sink, inset roll top surfaces with Bosch washing machine, Bosch tumble dryer, further range of base units, wall mounted matching cupboards, double Hotpoint oven, four ring gas hob, extractor fan above, integrated fridge/freezer. Radiator, coved ceiling and walk-in storage cupboard.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft space.

BEDROOM ONE

15' 2" x 8' 5" (4.62m x 2.57m)

Dual aspect, UPVC double glazed window to front. Built in double wardrobe, radiator, coved ceiling.

EN-SUITE BATHROOM

Suite comprises corner bath with mixer sower attachment, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls and UPVC double glazed frosted window to rear.

BEDROOM TWO

13' 1" x 10' 0" (3.99m x 3.05m)

UPVC double glazed window to front, radiator, coved and textured ceiling.

BEDROOM THREE

10' 7" x 10' 0" (3.23m x 3.05m)

UPVC double glazed window to rear with views over the fields, radiator, coved and textured ceiling, double wardrobes and dressing table.



BEDROOM FOUR

6' 8" x 5' 10 plus door recess" (2.03m x 1.78m)

Built in linen cupboard with shelves and light, radiator, UPVC double glazed window to front.

FAMILY BATHROOM

Suite comprises panelled bath with mixer tap/shower attachment, pedestal wash hand basin, low level WC, part tiled walls, UPVC double glazed window to rear and heated towel rail.







FRONT GARDEN

Mainly laid to tarmacadam providing off road parking, edged in brick and shrub borders.

REAR GARDEN

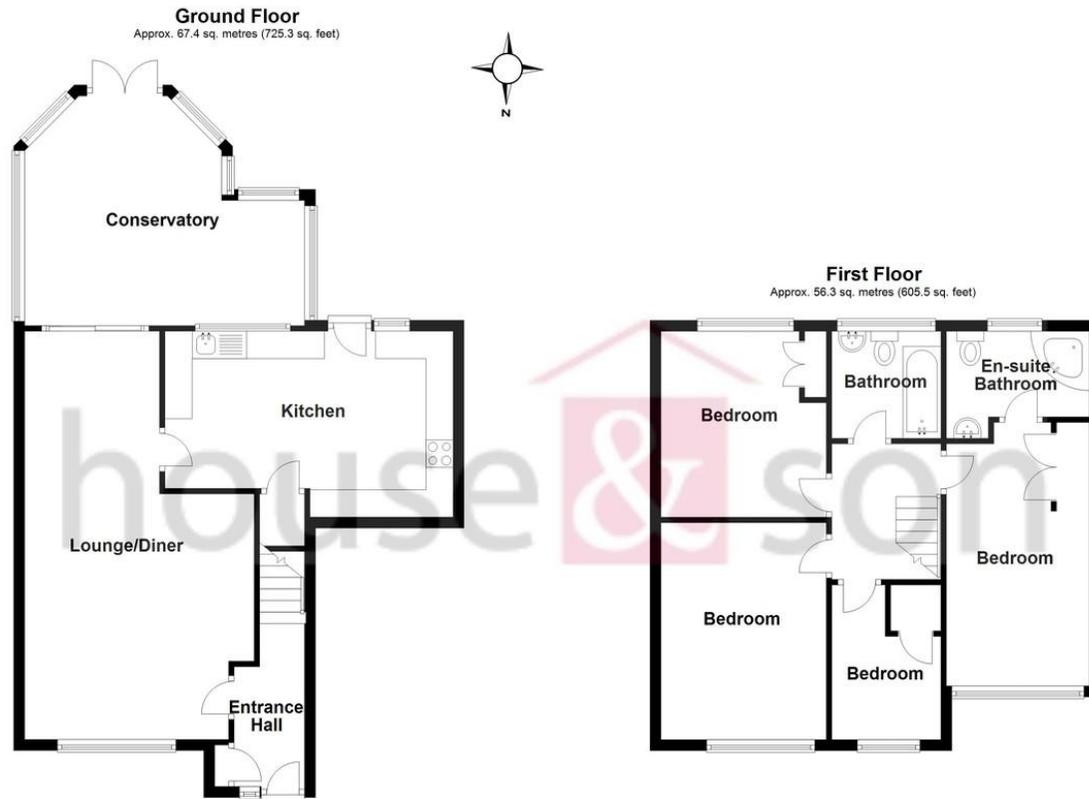
A tranquil haven with a sun-drenched, south-facing orientation and captivating views stretching across open fields. This garden is a standout feature of the home, thoughtfully designed into enchanting zones. Timber decking provides inviting seating areas, nestled among lush, mature shrubs, trees, and vibrant plants. A charming feature pond adds a touch of serenity, while verdant lawns offer open space to enjoy. Tasteful timber garden sheds blend seamlessly into the landscape, reflecting years of care and attention. With direct access to the rolling fields beyond, this is a true paradise for gardening enthusiasts and nature lovers alike.



INTEGRAL GARAGE

Electric up-and-over door, shelving. Wall mounted Worcester combination boiler serving hot water and central heating, gas and electric meters, fuse box.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



English | [Cymraeg](#)

Energy performance certificate (EPC)

110 Cutlers Place WIMBORNE BH21 2HZ	Energy rating	Valid until:	3 February 2035
	C	Certificate number:	0145-3048-0202-3235-4284

Property type	Semi-detached house
Total floor area	105 square metres