



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2RU

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FREEHOLD PRICE: £725,000

A well proportioned four bedroom, two reception room, two bathroom detached family home with kitchen/diner and separate utility room set in one of the most sought after locations in Wimborne on an elevated plot less than two miles from the town centre.

- Entrance hall with high quality laminate flooring and under stairs storage
- Kitchen finished in a range of matt cream units with complementary worktops, Rangemaster five ring gas cooker, integrated dishwasher and fridge
- Garden room/diner has all year round use with radiator and with smart lighting, double-glazed French doors opening onto garden
- Dual aspect sitting room with tree top views due to the property's elevated position
- Generous size ground floor bedroom again with tree top views and space for wardrobes
- Ground floor family bathroom including a 'p' shaped bath with shower over, pedestal wash hand basin and WC
- Bedroom four/study with garden views
- Utility room with tiled floor, plumbing for washing machine, larder cupboard, worktop and sink
- Two generous size first floor bedrooms both with dual aspect and tree top views, fitted wardrobes one with a cloakroom with pedestal wash hand basin and the other with en suite shower room with corner shower cubicle, pedestal wash hand basin and WC
- Off road parking for four/five cars
- Solar panels set on a tariff of 25 years from 2011 with income of approximately £1,500 per annum
- Rear garden: this has been recognised by the Dorset Wildlife Trust with a Plaque to celebrate the way the garden has been landscaped offering a great wildlife retreat

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately two miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E EPC RATING: C

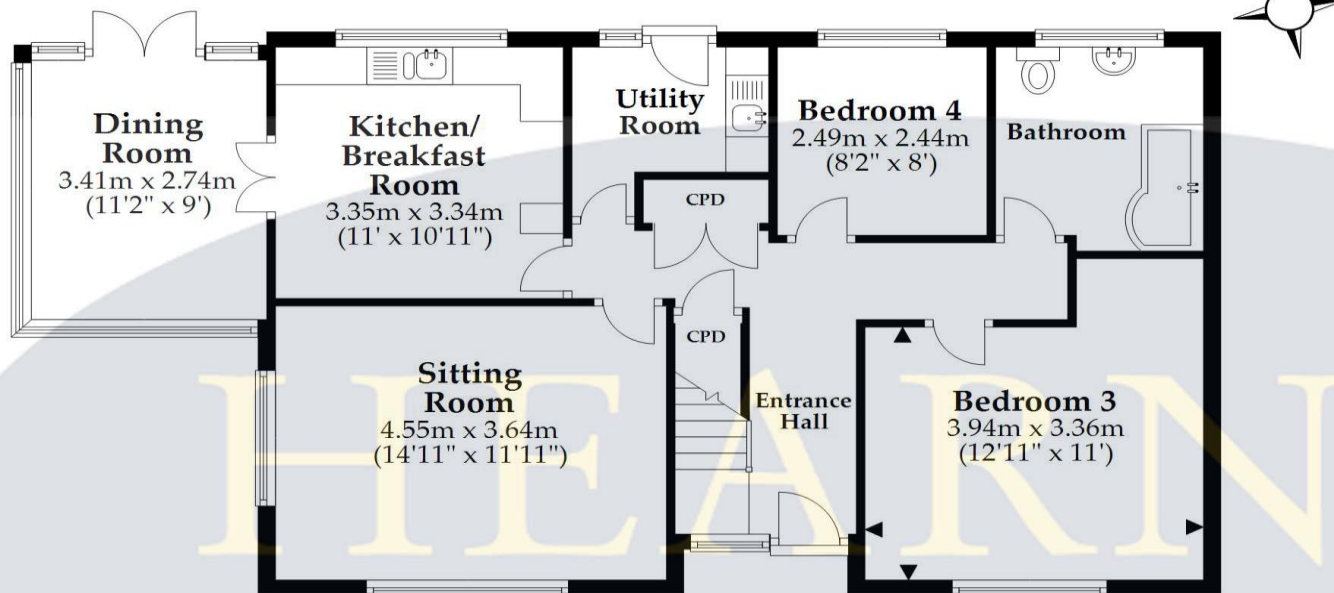
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





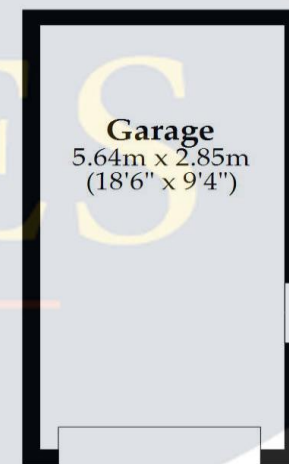
Ground Floor

Approx. 84.7 sq. metres (911.9 sq. feet)



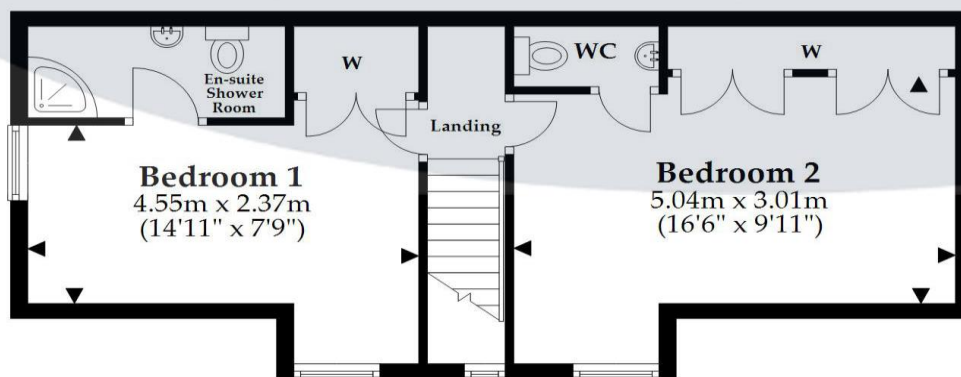
Garage

Approx. 16.1 sq. metres (173.0 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 143.8 sq. metres (1547.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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