



**Colehill**  
**Dorset, BH21 2UE**



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## FREEHOLD PRICE: £450,000

A spacious and versatile detached family home offering four bedrooms, two reception rooms as well as a separate studio/playroom. The property is situated on a generous size corner plot with ample off road parking and garage.

- Entrance hallway with cloakroom
- Spacious sitting room with feature fireplace and dual aspect with patio door to garden
- Separate dining room enjoying a dual aspect
- Kitchen with range of base and eye level units with complementary worktops with inset gas hob and electric oven, space for appliances, rear aspect window and door to garden
- Four good size bedrooms
- Family bathroom with shaped enclosed bath and shower over, vanity unit with wash hand basin, WC and fully tiled walls
- Double glazing and gas heating
- Converted additional garage attached to the home which has a multitude of uses
- Outside: The front garden is laid to lawn with tarmac driveway giving off road parking for numerous vehicles leading to detached garage. The rear garden is of a generous size with patio and lawn areas with flower and shrub borders enclosed by panel fencing

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

COUNCIL TAX BAND: D    EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.



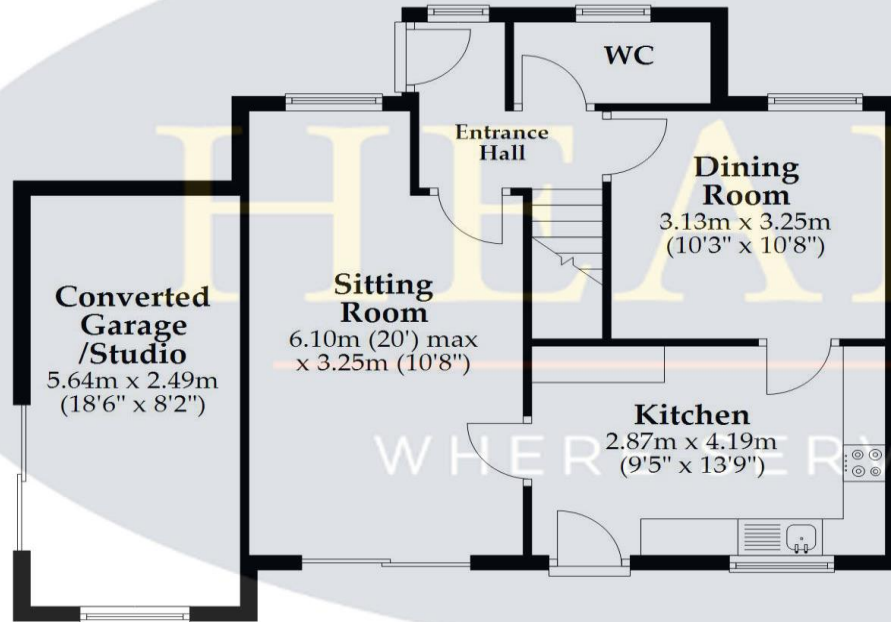




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

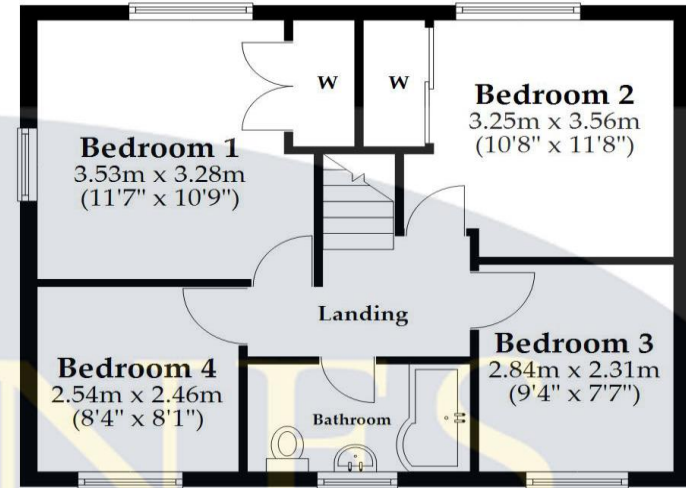
### Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



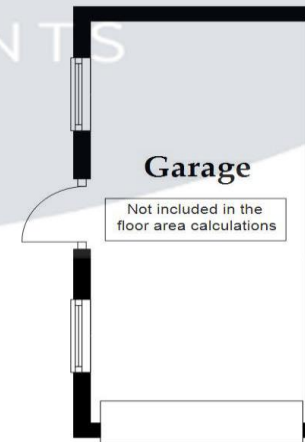
### First Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 113.1 sq. metres (1216.9 sq. feet)

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











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