



**HEARNES**  
WHERE SERVICE COUNTS

**Colehill, Dorset, BH21 2SR**

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## FREEHOLD PRICE: £700,000

An imposing and unique New England style home which has been re-modelled and refurbished since 2010. It offers three bedrooms, all with en suites, a stunning sitting room with gallery above and a superb kitchen/dining room. The property is situated on a good size plot with ample off road parking and garage.

- Spacious entrance hallway
- Good size sitting room which is open to the first floor gallery landing
- Superb kitchen/dining room with range of base and eye level units and pan drawers with complementary worktops and built in appliances
- Separate utility room with door to side access
- Ground floor bedroom with modern 'Jack and Jill' shower room with corner shower cubicle, vanity unit with wash hand basin, WC and ladder style heated towel rail
- Two generous size first floor bedrooms. The main bedroom has fitted furniture and French doors overlooking the garden with Juliet balcony
- Stunning gallery landing enclosed by ash rails and glass panels overlooking the sitting room
- Both bedrooms benefit from modern en suite bathrooms
- Double glazing and heating
- Outside: Ample off road parking for numerous vehicles leading to garage. The rear garden is a real feature offering a good degree of privacy and seclusion with a long lawn enclosed by mature trees and shrubs with a garden office cabin and greenhouse. Must be viewed to fully appreciate

Park Homer Drive is a popular, quiet residential cul de sac location just a short drive from Wimborne town centre where you can find coffee shops, restaurants, the popular Art Deco Tivoli theatre and within catchment of reputable local schools. It is approximately 20 minutes from Poole railway station, 25 minutes from Blue Flag beaches and 1.5 hours from Heathrow Airport.

COUNCIL TAX BAND: G EPC RATING: C

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

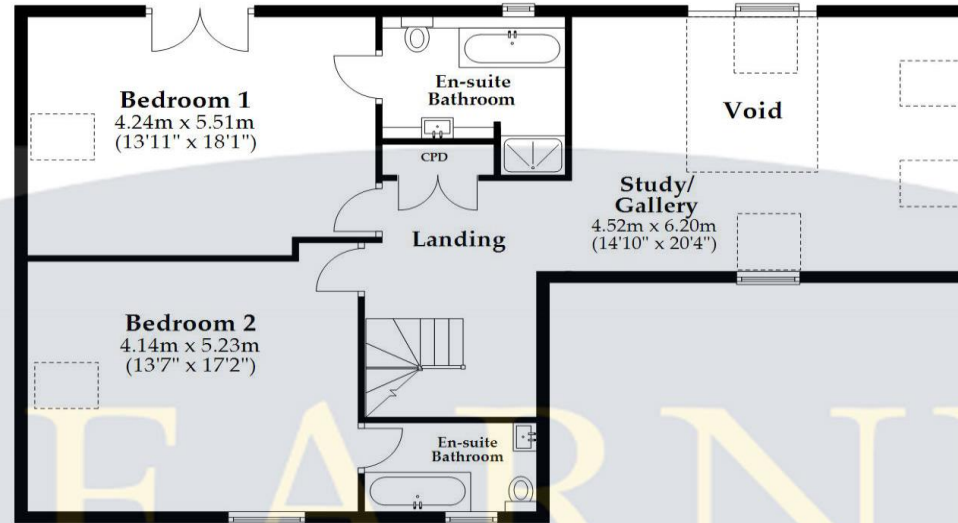




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

### First Floor

Approx. 92.7 sq. metres (997.5 sq. feet)



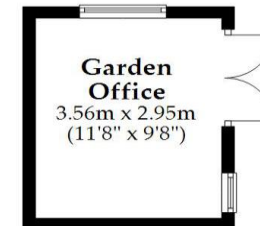
### Ground Floor

Approx. 131.9 sq. metres (1419.7 sq. feet)



### Outbuilding

Approx. 10.5 sq. metres (112.8 sq. feet)



Total area: approx. 235.0 sq. metres (2530.0 sq. feet)

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





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