



HEARNES
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Colehill
Dorset, BH21 2NF

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FREEHOLD PRICE: £525,000

A well presented and versatile four bedroom detached chalet style home with south facing garden, ample off road parking and garage situated close to scenic walks in local woodlands and Cannon Hill Plantations.

- Spacious entrance hallway with storage cupboard
- WC with fully tiled walls
- Shower room with shower cubicle, wash hand basin and heated ladder style towel rail with fully tiled walls
- Spacious sitting/dining room with feature fireplace and inset coal effect gas fire, dual aspect with French doors leading to garden
- Kitchen with base and eye level units with complementary worktops, space for appliances, extractor fan, storage cupboard housing gas boiler, rear aspect window and side door to garden
- Two ground floor bedrooms with bedroom four/study with built in wardrobes
- Two first floor bedrooms with far reaching open aspect views. Main bedroom benefitting from en suite bathroom with shaped enclosed bath, wash hand basin and WC, ladder style heated towel rail, fully tiled walls and window
- Access to eaves storage cupboards from first floor bedrooms
- Double glazing and gas heating
- Outside: Driveway providing ample off-road parking leading to garage with personal door to rear garden. The front garden has raised lawn with shrub borders and side gate giving access to the rear garden. The rear garden is south facing with lawn area leading to a raised terrace/patio ideal for al fresco dining and has a fair degree of privacy. To the side there are two timber sheds with the garden being enclosed by panel fencing

This exceptional home enjoys an elevated position and is within two and a half miles of the delightful market town of Wimborne. There is an excellent choice of schools both in the state and private sectors, the well reputed Castle Court & Dumpton private schools being close by as well as Canford and Bryanston Senior schools. The local schools include Allenborn Middle, St Michaels and QE Upper which are very well regarded.

COUNCIL TAX BAND: E EPC RATING: E

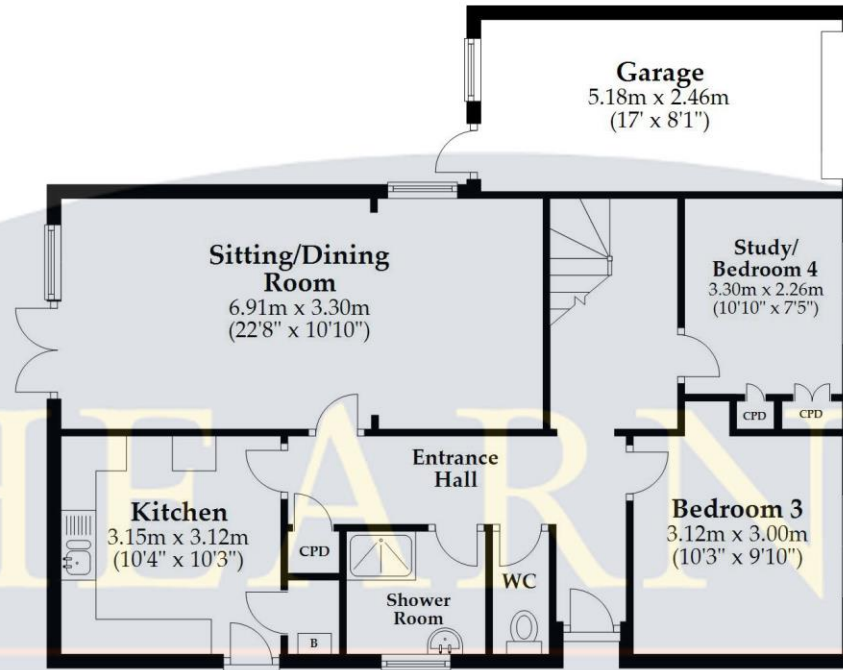
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



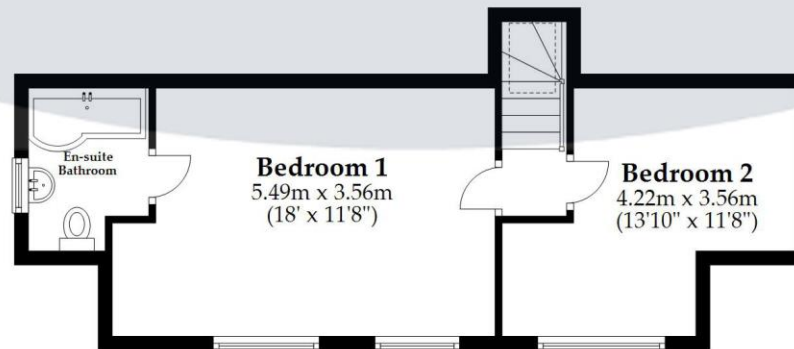


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



House Gross Internal Floor Area: approx 97 sq. metres (1045 sq. feet)

Garage Internal Floor Area: approx 13 sq. metres (137 sq. feet)

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





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