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Colehill
Dorset, BH21 2LT



9 Brackenhill Road, Colehill, Dorset, BH21 2LT

FREEHOLD PRICE: £895,000

A recently refurbished superb five double bedroom, two bathroom detached family home with generous size open plan kitchen/living/dining room, laundry room, separate sitting room, landscaped woodland garden and off road parking for several cars.

- Generous size entrance hall with storage cupboard and Karndean flooring
- Spacious open plan kitchen/living/dining room with under floor heating, twin bifold doors opening onto the patio, a range of matt grey units and pan drawers with complementary granite worktops, breakfast bar, Belfast sink with mixer tap, integrated dishwasher, walk in larder, double oven, induction hob and space for American style fridge freezer
- Sitting room with sliding doors opening into the open plan area and a range of fitted furniture for extra storage
- Separate laundry room with range of grey units and complementary worktop, stainless steel sink, large storage cupboard and plumbing for washing machine and tumble dryer
- Ground floor bedroom with a range of fitted wardrobes with built-in lighting
- Cloakroom with wash hand basin and WC
- Quarter turn staircase with feature window opening onto the high ceiling landing
- Three double bedrooms all with vaulted ceilings, two with garden views
- Main bedroom and contemporary en suite shower room with walk in shower, heated towel rail, bespoke vanity unit with granite worktop, wash hand basin, WC and storage cupboard
- Family bathroom including a double ended bath walk in shower wash hand basin set on a vanity unit
- This home is set on generous size plot of a quarter of an acre with a landscaped garden, a feature woodland backdrop with an Italian style patio area (costing close to £40,000) ideal for al fresco dining
- Garage and off-road parking for several cars

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: F 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.

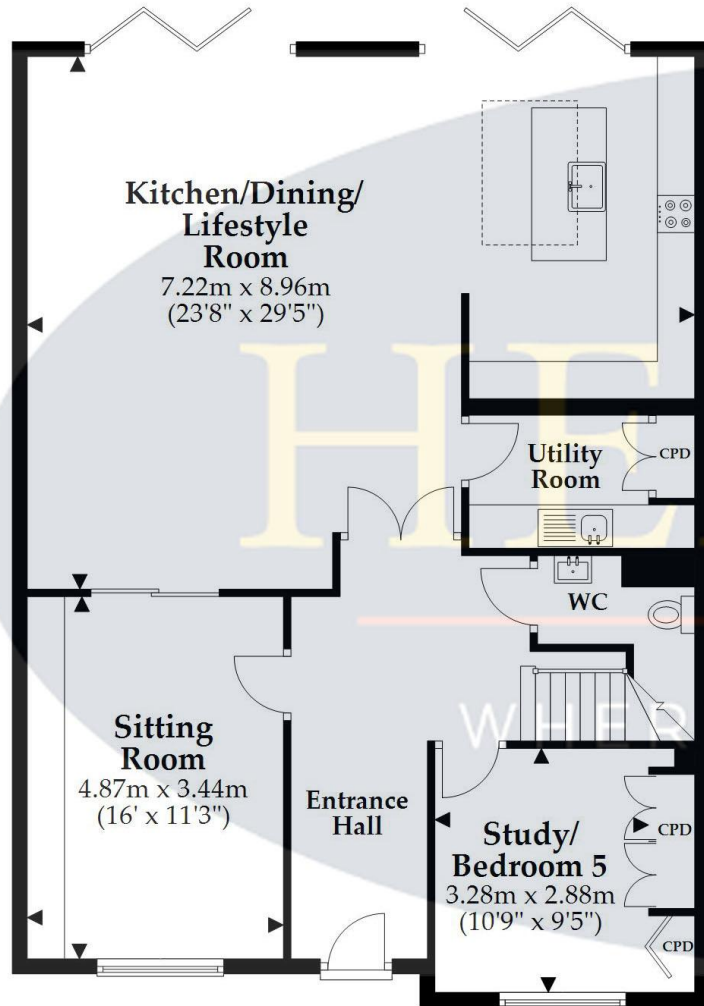






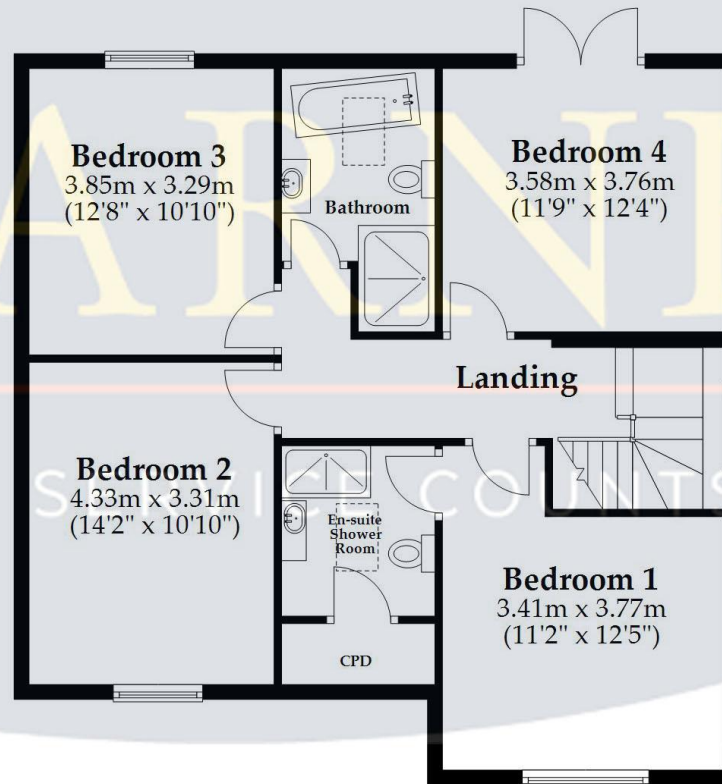
Ground Floor

Approx. 110.5 sq. metres (1189.3 sq. feet)



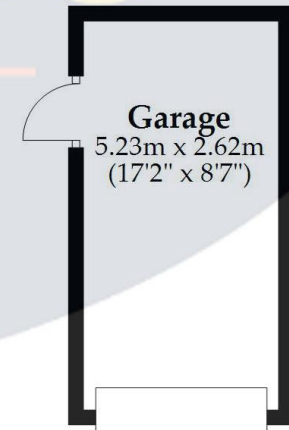
First Floor

Approx. 81.4 sq. metres (876.4 sq. feet)



Garage

Approx. 13.7 sq. metres (147.5 sq. feet)



Total area: approx. 205.6 sq. metres (2213.1 sq. feet)

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







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www.hearnes.com

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