

An aerial photograph of a two-story brick house with a dark tiled roof and a prominent chimney. A large white garage door is attached to the side of the house. A wide, curved driveway paved with reddish-brown bricks leads from the foreground to the garage. The property is surrounded by lush green lawns and mature trees, with a wooden fence visible on the left. In the background, other houses and more trees are visible under a blue sky with scattered white clouds.

HEARNES

WHERE SERVICE COUNTS

**Colehill, Wimborne
Dorset, BH21 2PW**

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FREEHOLD PRICE: Offers in excess of £650,000

FOR A LIMITED TIME ONLY, THE OWNERS HAVE FOUND.

A superb recently refurbished four double bedroom, two reception room detached family home set on a generous size private secluded plot with ample parking and double garage.

- Entrance hall with Karndean flooring, under stairs storage and underfloor heating. A 1/4 turn staircase also with Karndean flooring
- Study with bookcases, fitted double integrated filing cabinets, printer cupboard with extendable tray, computer desk and tower space, coat cupboard, integrated shoe rack, Karndean flooring and under floor heating
- Sitting room with feature fireplace and wood burning stove, fitted shelving, Karndean flooring, large picture window overlooking the garden and under floor heating
- Large twin aspect kitchen/diner finished in a range of cashmere colour units and complementary oak worktops, an island unit with an Elica induction hob and integrated extractor, Neff eye level oven, Neff eye level combi oven and microwave, plate warmer, integrated fridge freezer, dishwasher, two freezers, integrated bins, Quooker tap, double butler sink, pan drawers, pull out larder unit, Karndean flooring, under floor heating and double glazed French doors opening onto the garden
- Separate utility room with matching units and worktop, butler sink, fitted cupboard made for washing machine and tumble dryer, Karndean flooring, underfloor heating and double glazed door opening onto the garden
- Cloakroom with wall mounted wash hand basin and WC
- Landing with Karndean flooring
- Four double bedrooms, three with fitted wardrobes and an en suite shower room to the main bedroom with tiled walls and flooring, shower, wash hand basin set in a vanity unit, WC, heated towel rail and Velux window
- Family bathroom with Velux window, bath with shower over, pedestal wash hand basin and WC
- Double garage with up and over door, light, power and roof storage

This, delightful home is set on a generous secluded plot with gardens that sweep around the property catching the sun throughout the day. The property is located within walking distance of By the Way Field which is ideal for running or walking the dog and approximately 15 minute walk to the town centre.

COUNCIL TAX BAND: F EPC RATING: C

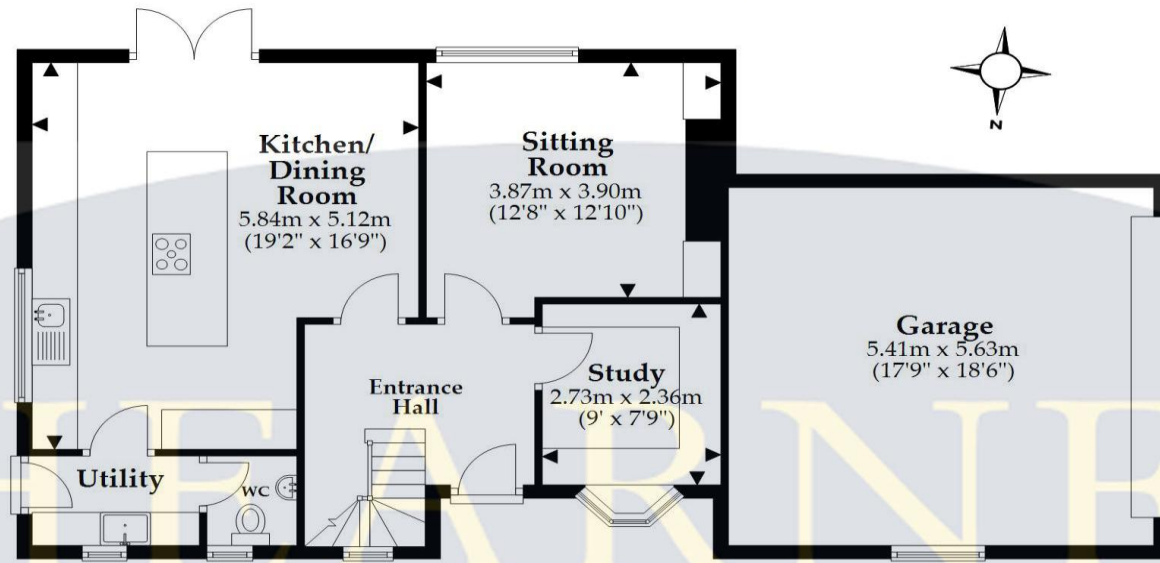
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





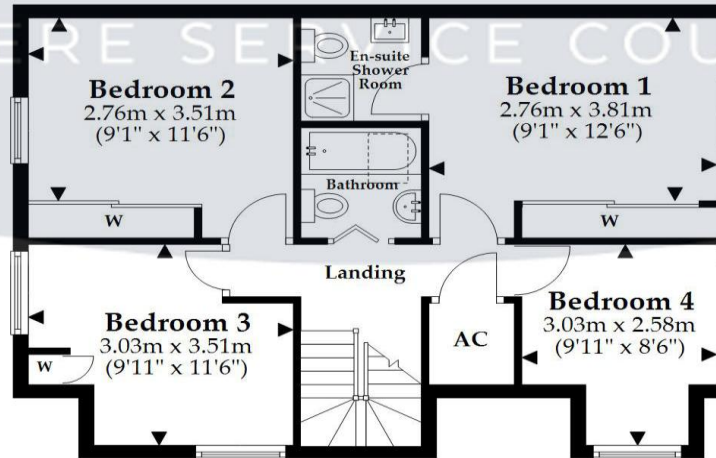
Ground Floor

Approx. 94.8 sq. metres (1019.9 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



Total area: approx. 150.4 sq. metres (1619.4 sq. feet)

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





Walks from the door step

By the way

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