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FOR SALE

Colehill
Dorset, BH21 2UR

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FREEHOLD PRICE £560,000

An extended, private, well-proportioned and immaculately presented four double bedroom, two reception room and two bathroom detached family home set on a generous size elevated plot with a garage and off-road parking, with private access to Cannon Hill plantation.

- Entrance hall with high quality laminate flooring with solid wooden doors and understairs storage
- Spacious open plan kitchen/living/dining room including a separate utility room/study with double glazed French doors opening onto the garden. The kitchen has a breakfast bar and is finished in a range of high gloss white units with a complementary wooden worktop with oven and combination microwave, four ring gas hob and hood and integrated dishwasher and fridge freezer
- Separate utility room/study with front aspect window overlooking the front garden with plumbing for washing machine and tumble dryer
- Good size 'L' shaped twin aspect lounge/diner with double glazed French doors opening onto the patio and an open fire
- Separate cloakroom with wall mounted wash hand basin and WC
- Four double bedrooms: two with garden views and three with built-in wardrobes
- Recently refurbished generous size ensuite shower with Bluetooth back lit mirror, walk-in shower, WC and large wall mounted wash hand basin set in a vanity unit
- Recently refurbished family bathroom with double ended bath and shower over, WC, Bluetooth back lit mirror, heated towel rail and a wash hand basin set in a vanity unit
- Outside: the property is set back from the road in a private cul-de-sac location, shared by two other homes, offering a very private feel. The well-proportioned, south-west facing garden offers a patio area and decked area ideal for alfresco dining and direct access to Cannon Hill plantation. The front garden is currently used to grow vegetable and fruit. There is also a garage with up and over door.

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2.5 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E

EPC RATING: C

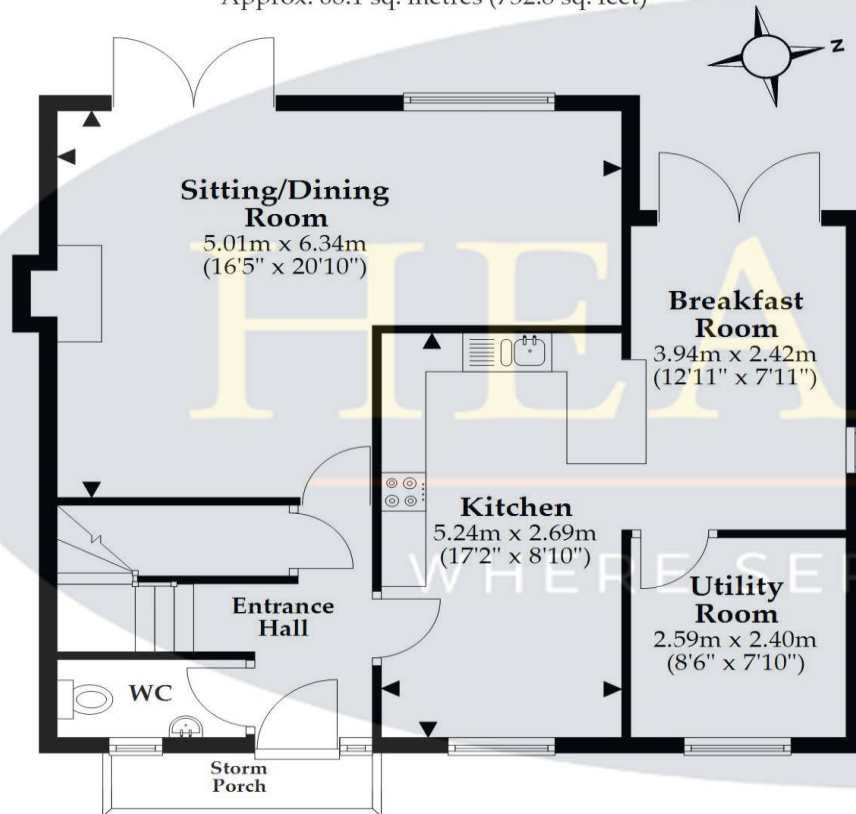
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





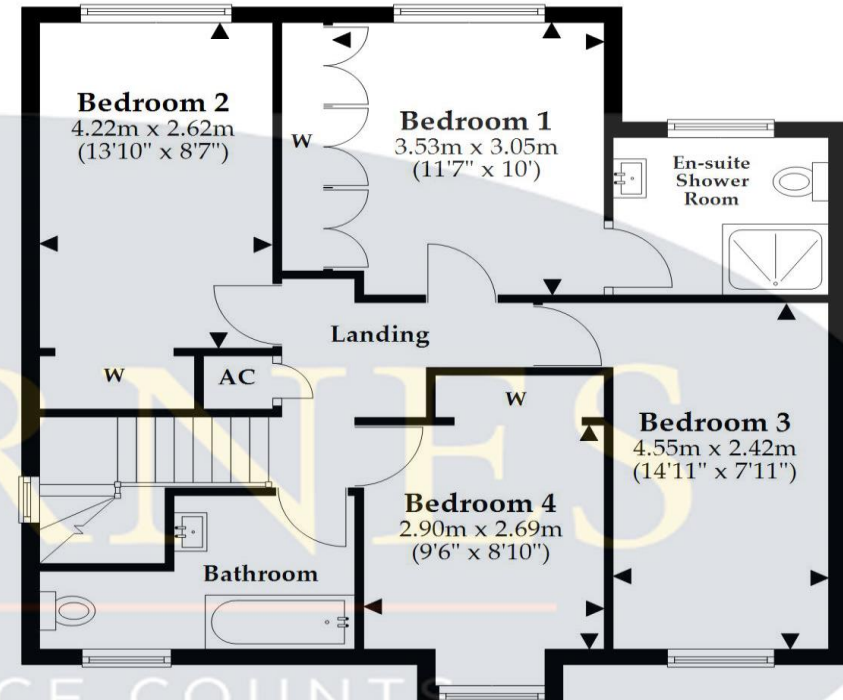
Ground Floor

Approx. 68.1 sq. metres (732.8 sq. feet)



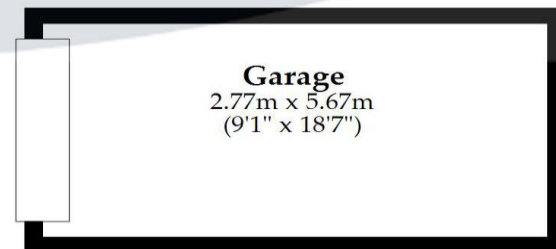
First Floor

Approx. 68.9 sq. metres (741.6 sq. feet)



Garage

Approx. 15.7 sq. metres (169.1 sq. feet)



Total area: approx. 152.7 sq. metres (1643.5 sq. feet)

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





Direct Access to Cannon Hill Plantation



www.hearnes.com

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