



**Colehill**  
**Dorset, BH21 2UW**

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## FREEHOLD PRICE £440,000

A well-proportioned four bedroom detached family home with a south facing garden, generous size kitchen/diner, separate dual aspect sitting room, conservatory and garage set in a cul-de-sac location within walking distance of Cannon Hill Plantation.

- Entrance hall with understairs storage
- Cloakroom with wall mounted wash hand basin and WC
- Dual aspect sitting room
- Generous size kitchen/diner offering a range of cream units with a complementary worktop with a double oven, four ring gas hob, integrated dishwasher and space for washing machine
- Conservatory with access to the integral garage with views over the garden
- Four bedrooms: two good size double bedrooms and two generous size single bedrooms
- Main bedroom with en suite shower room
- En suite shower room with shower cubicle, pedestal wash hand basin and WC
- Family bathroom including bath with shower over, pedestal wash hand basin and WC
- Integral garage with up and over door
- Outside: landscaped south facing garden offering a privacy with a surrounding fence and a range of mature shrubs

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: D

EPC RATING: C

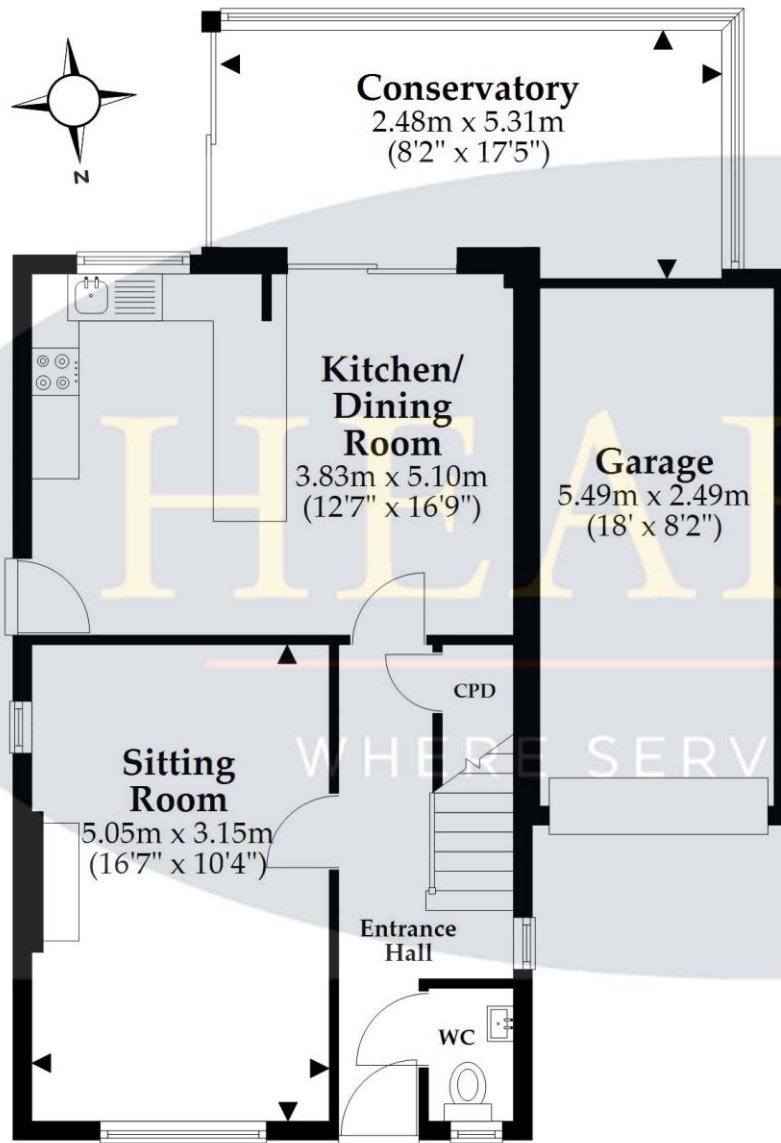
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





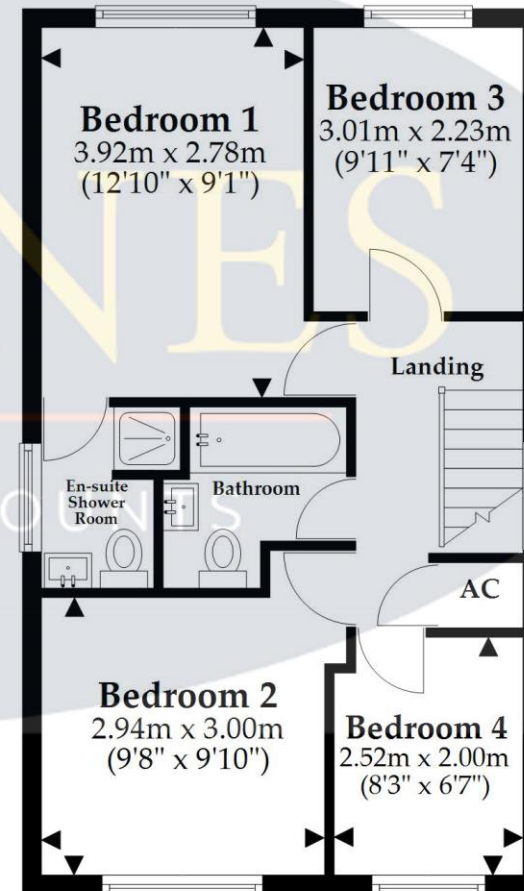
## Ground Floor

Approx. 74.8 sq. metres (805.3 sq. feet)



## First Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 sq. feet)

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





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