

FOR SALE

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Colehill
Dorset, BH21 2NF

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FREEHOLD PRICE GUIDE: £450,000

A beautifully presented detached cottage style home offering stylish and contemporary living throughout. This charming three-bedroom property features a stunning open plan kitchen/lifestyle room, a cosy sitting room and a large south facing garden with a superb summerhouse, ideal as a home office or a garden retreat.

- A gabled entrance porch leading to entrance hall
- Cosy sitting room with fireplace and understairs cupboard
- Modern cloakroom with WC and wash hand basin
- Stunning kitchen/lifestyle room with range of contemporary units with complementary worktops, space and plumbing for washing machine and tumble dryer, Rangemaster cooker, extractor, Neff dishwasher, wine cooler, integrated fridge and freezer and fitted dresser unit, large breakfast bar, log burner with mantle and woodstore. LVT flooring continues through to large conservatory/family room with double glazed pitched roof and bifold door to south facing rear garden
- Three good size bedrooms. Bedroom one has two sets of built in wardrobes, loft access and a recessed wall mounted TV. Bedroom two has fitted wardrobes concealing a desk and storage, and bedroom three has a Velux window, a fitted bedside cabinet and wardrobe and loft access
- Contemporary bathroom/shower room with bath, separate shower cubicle, vanity unit with wash hand basin and WC and two double glazed sky lights
- Outside: at the front of the house there is off-road parking for two cars, a side gate giving access to a good size, private, south facing rear garden with two patios and two-tier lawn. To the rear, a large timber summerhouse/home office with an integral garden shed

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: D

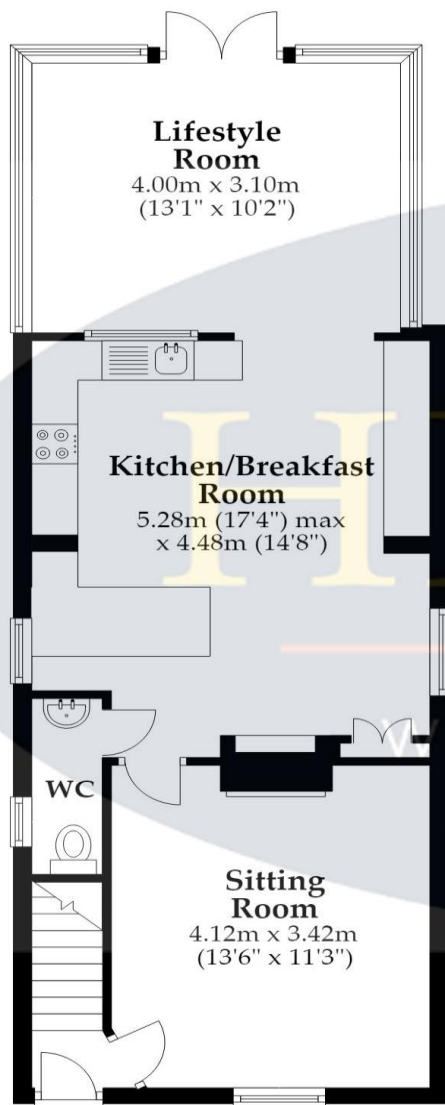
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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. 54.5 sq. metres (587.1 sq. feet)



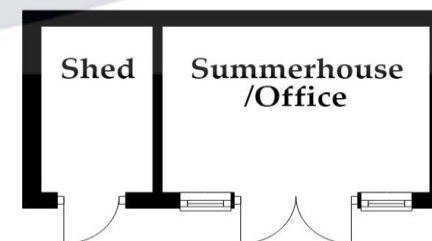
First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



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

Outbuilding



Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

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







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