

Colehill
Dorset, BH21 2NB

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Colehill, Dorset, BH21 2NB

FREEHOLD PRICE: £690,000

A deceptively spacious and highly versatile five bedroom detached family home occupying a generous plot in a sought after location. Offering flexible accommodation with bedrooms arranged over both floors, two reception rooms, ample off road parking and a double garage, the property enjoys an enviable position backing directly onto open fields with picturesque walks leading to Cannon Hill Plantation.

- Entrance porch leads to large entrance hallway with storage cupboard
- Spacious sitting room with feature wood burner enjoying a dual aspect
- Good size sun conservatory with French doors onto patio and garden
- Kitchen/breakfast room with range of base and eye level units with pan drawers, complementary worktops with inset induction hob and double oven, integrated fridge freezer and dishwasher, wine cooler, breakfast bar and side door
- Separate dining room/playroom with side aspect
- Two double ground floor bedrooms, one with built in mirror fronted wardrobes
- Ground floor modern shower room
- First floor landing with boiler cupboard and eaves storage
- Three further generous size bedrooms. Main bedroom with small en suite shower room
- Family bathroom with separate shower cubicle
- Outside: Ample off road parking for numerous cars leading to double garage with two single up and over doors. The rear garden has a large expansive patio area ideal for al fresco dining with steps to lawn area and shrub/tree borders

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

COUNCIL TAX BAND: E EPC RATING: D

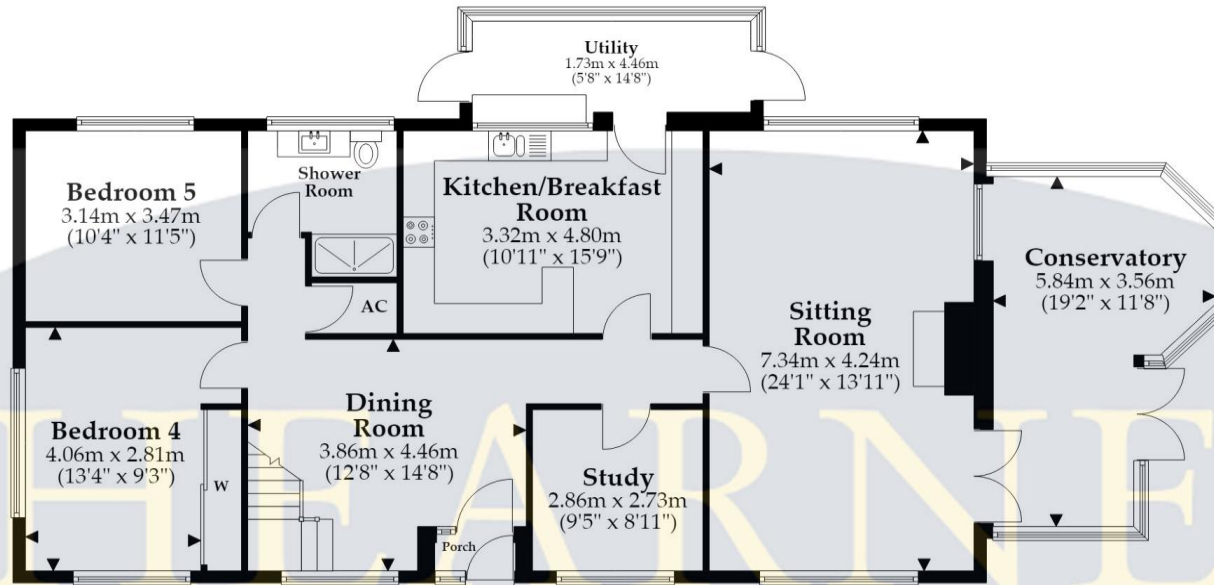
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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. 137.8 sq. metres (1483.2 sq. feet)



First Floor

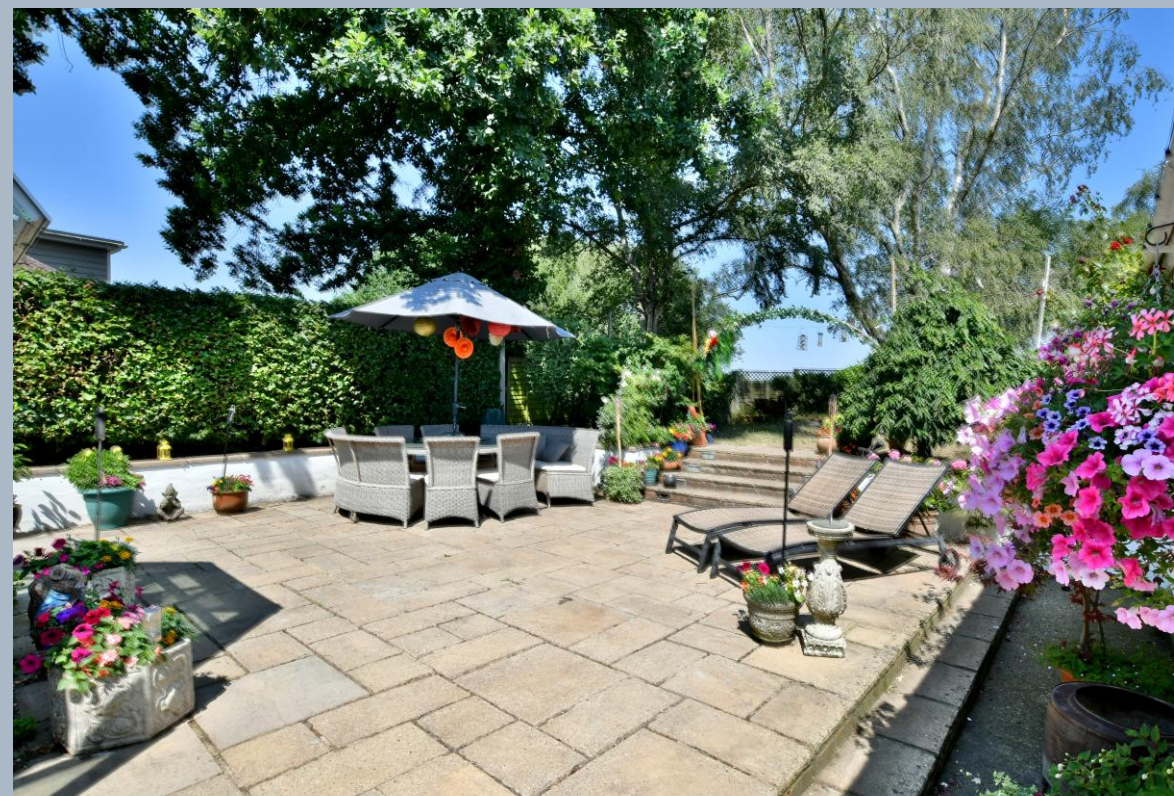
Approx. 62.9 sq. metres (676.8 sq. feet)



Total area: approx. 200.7 sq. metres (2159.9 sq. feet)

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







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