



Colehill
Dorset, BH21 2HN

Colehill, Dorset, BH21 2HN

FREEHOLD PRICE: £475,000

An extended four double bedroom (one en suite), one generous sized single bedroom/study, two bathrooms, two reception semi-detached family residence offering ample off-road parking, a garage and landscaped garden set on a very generous size plot, within easy reach of 'By The Way' fields

- Entrance hall with engineered oak flooring flowing through to the sitting room and under stairs storage with radiator
- Generous size kitchen with dual aspect diner finished in a range of oak units with complementary worktops, double oven, 4 ring gas hob, space for dishwasher, fridge freezer and tiled flooring. Stable door opens into the utility room which has a range of oak units and space for a washing machine and a water softener
- Sitting room with wood burning stove and sliding doors opening into the kitchen/diner
- Ground floor bathroom with bath with shower over, pedestal wash hand basin and WC
- Generous size ground floor study/bedroom four
- Landing with separate WC
- Three double bedrooms: one with fitted wardrobes and two with space for free standing wardrobes
- Good size main bedroom with en suite shower room with shower cubicle, pedestal wash hand basin, WC and a velux window
- Outside: the property is set back from the road with ample off-road parking with further parking at the side behind timber gates. The garage has an up and over door with power and light. Generous size garden with shed, log store and vegetable patch with a raised patio with space for a hot tub

Colehill is a popular location and is approximately two miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

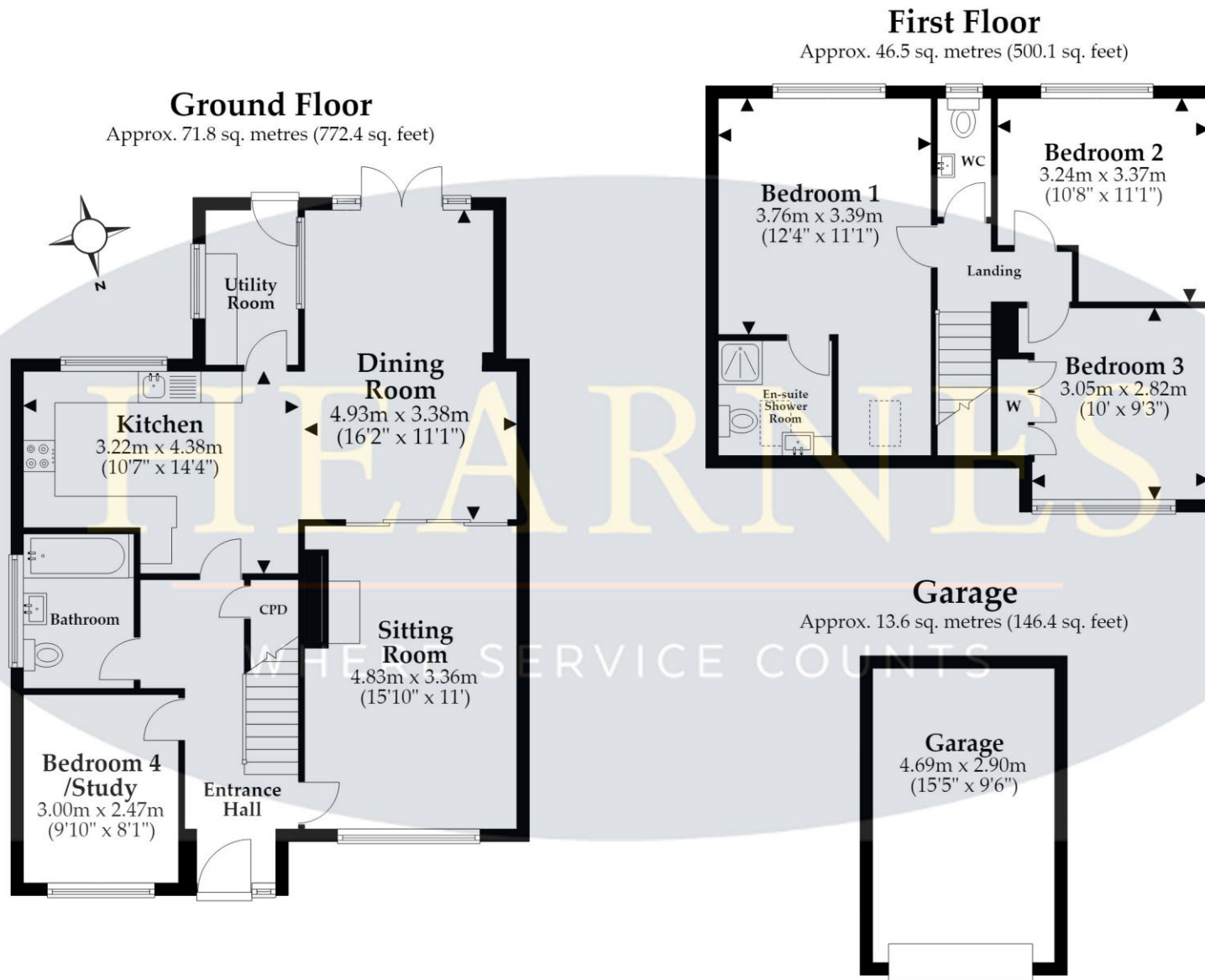
COUNCIL TAX BAND: D

EPC RATING: C

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.







Main area: Approx. 118.2 sq. metres (1272.5 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.4 sq. feet)

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







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD