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**Colehill  
Dorset, BH21 2JQ**

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## FREEHOLD PRICE: £650,000

An attractive and well presented four/five bedroom detached chalet style home set on a generous plot offering versatile and spacious accommodation in a quiet, sought after location.

- Large 'L' shaped entrance hallway with understairs storage cupboard
- Ground floor shower room with corner shower cubicle, vanity unit with wash hand basin and WC, airing cupboard
- Spacious sitting room enjoying a dual aspect and French doors leading onto patio and garden
- Two ground floor bedrooms/reception rooms
- Superb kitchen/dining room with range of base and eye level units and pan drawer with complementary worktops, 'Cookmaster' seven ring range cooker with extractor fan over, integrated dishwasher, space for American style fridge freezer and washing machine. Space for family dining table and chairs, dual aspect window and door to garden
- Three first floor bedrooms. Main bedroom with built in wardrobes, eaves storage space and en suite shower room
- Bedroom two with built in wardrobe and chest of drawers with window seat
- Bedroom three enjoying a rear aspect overlooking the garden
- Generous size family bathroom with bath, double shower cubicle with rainfall head, wash hand basin, WC ladder style heated towel rail and boiler cupboard
- Double glazing and gas heating
- Block paved driveway and turning area provides ample off road parking leading to garage with up and over doors
- Front garden is laid to lawn with hedgerow borders. The rear garden has a terrace patio area leading onto tiered expansive lawns with an abundance of flower/shrub/tree borders. Further decking area with summerhouse and two sheds enclosed by panel fencing and hedgerow

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: 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.





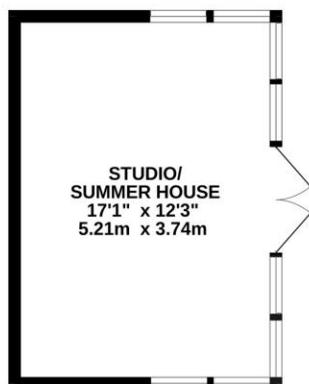


### INCLUDING OUTBUILDING

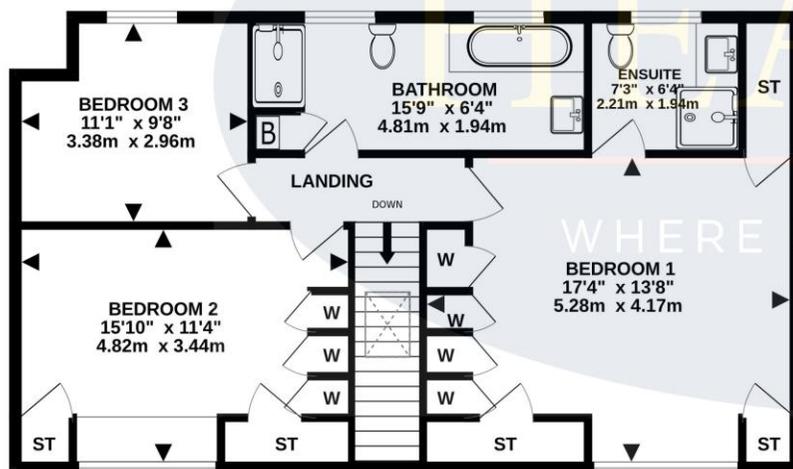
TOTAL FLOOR AREA : 2180 sq.ft. (202.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

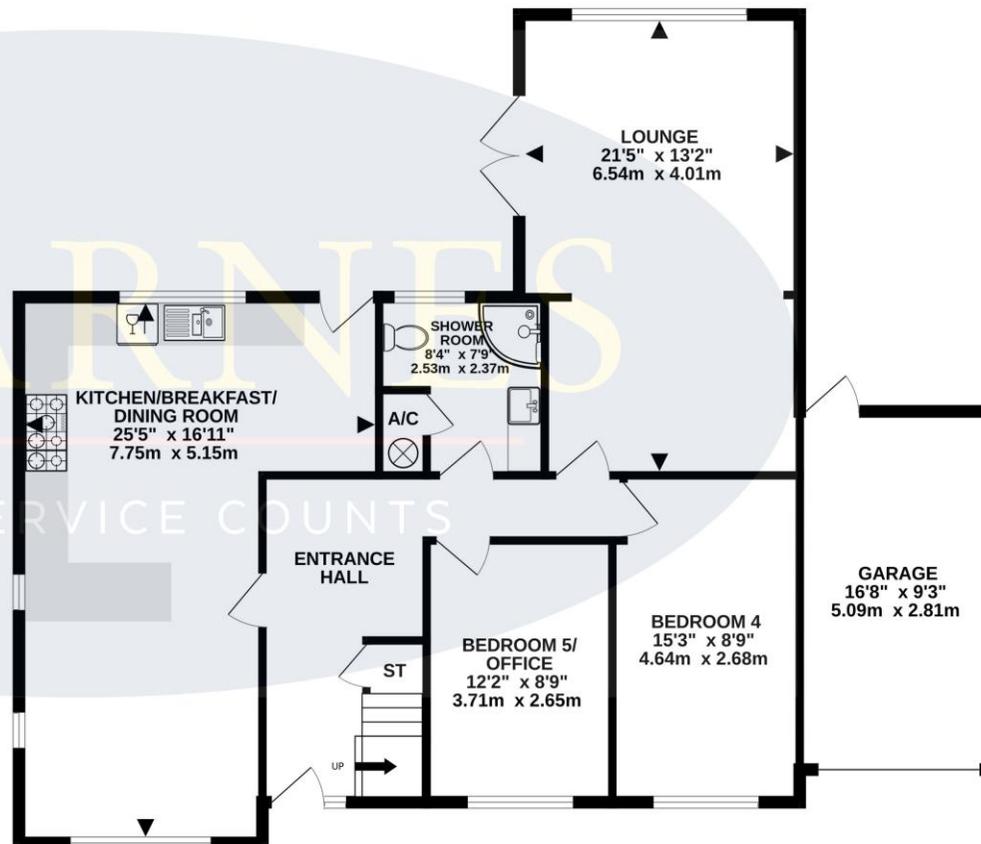
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OUTBUILDING  
210 sq.ft. (19.5 sq.m.) approx.



1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



GROUND FLOOR  
1209 sq.ft. (112.3 sq.m.) approx.





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[www.hearnes.com](http://www.hearnes.com)

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