



HEARNES
WHERE SERVICE COUNTS

**Colehill
Dorset, BH21 2SE**

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FREEHOLD GUIDE PRICE £550,000

A delightful character chalet style home with plenty of character features offering three double bedrooms, two reception rooms, home office, garage, ample off-road parking and a mature, well stocked garden providing a high degree of privacy. The property is in close proximity to countryside walks and the Castleman Trailway for cycling.

- Entrance porch with tiled flooring and space for coats and shoes
- Generous size reception hallway with under stairs storage, high ceilings and oak flooring
- Sitting room with large bay window overlooking the side garden and feature fireplace high ceilings and oak flooring
- Archway leading to dining area with wood burning stove, high ceiling and oak flooring
- Kitchen finished in a range oak effect and white painted units with complementary black granite worktops including an AGA and space for washing machine, fridge freezer and dishwasher
- Downstairs family bathroom with wash hand basin set in a vanity unit, bath with shower over and WC
- Three double bedrooms: two ground floor bedrooms, one offering a dual aspect and the other offering a feature bay window overlooking the front garden
- Main bedroom on first floor with range of fitted wardrobes and separate cloakroom with wash hand basin, WC and garden views
- Double glazed doors and windows
- Outside: Character home set in the middle of a mature garden on a corner plot offering a generous size patio at the rear, ideal for alfresco dining. In one corner of the plot is a home office with power and light. The garage has a separate side entrance and ample off-road parking

The property is just a short distance from Wimborne town centre where you can find coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: E EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

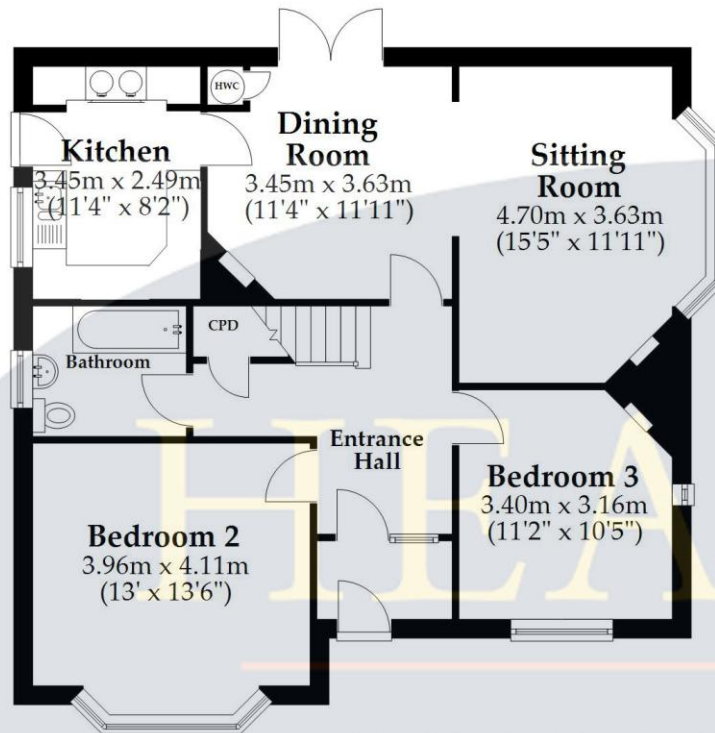




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

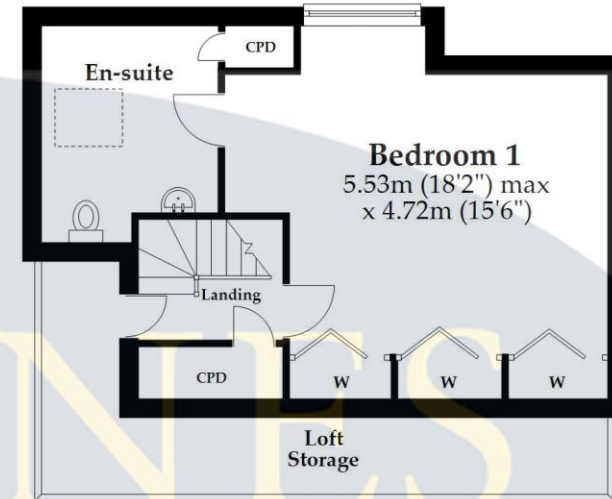
Ground Floor

Approx. 84.2 sq. metres (906.3 sq. feet)



First Floor

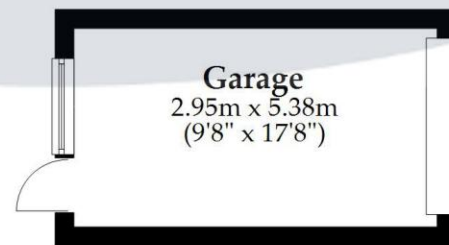
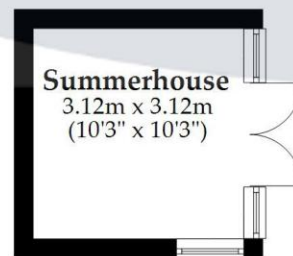
Approx. 41.2 sq. metres (443.0 sq. feet)



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Outbuildings

Approx. 25.6 sq. metres (275.8 sq. feet)



Total area: approx. 151.0 sq. metres (1625.1 sq. feet)

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







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