
HEARNES
WHERE SERVICE COUNTS
Colehill
Dorset, BH21 2LR

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FREEHOLD PRICE £680,000

An impressive and substantial detached family residence set on a generous, established mature plot in a highly desirable location offering spacious, versatile accommodation with up to five bedrooms, two reception rooms and two bathrooms together with ample off road parking and integral garage. Offered to the market with the added advantage of NO FORWARD CHAIN.

- Large 'L' shaped entrance hallway with cloaks cupboard
- Spacious sitting room with parquet flooring, door to integral garage, double doors to dining room and patio doors to terrace and garden
- Separate dining room enjoying a front aspect
- Kitchen with a range of base and eye level units, complementary worktops with inset gas hob and extractor fan, electric oven and grill below, space for appliances, rear window and door to garden
- Two ground floor bedrooms/reception rooms
- Family bathroom with three piece suite
- First floor galleried landing with eaves storage cupboard
- Three generous size bedrooms with bedroom one and two having eaves storage space
- Modern large shower room with double shower cubicle, vanity unit with wash hand basin, WC and part tiled walls
- Double glazing and gas heating
- Outside: A shingle driveway with 5 bar gate gives ample off road parking leading to garage with raised flower/shrub borders, side access leading to rear garden. The rear garden has a good size raised terrace area ideal for al fresco dining. Expansive two tiered lawn area with an abundance of mature shrub/tree/flower borders, ornamental fishpond and large workshop and 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 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.















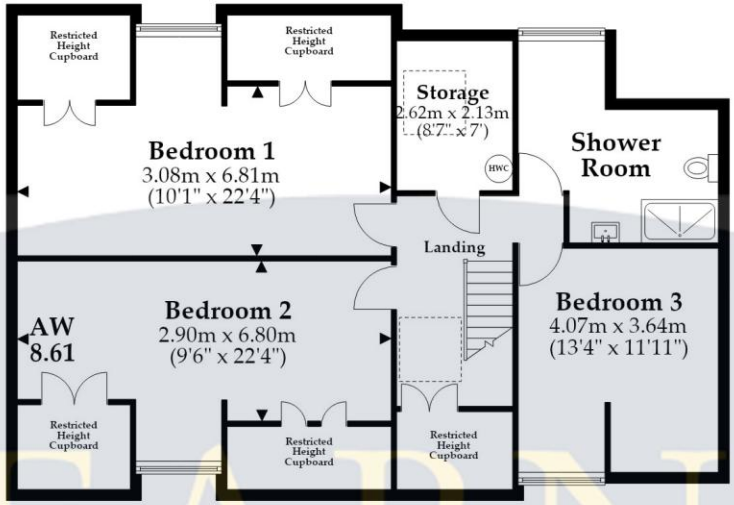






First Floor

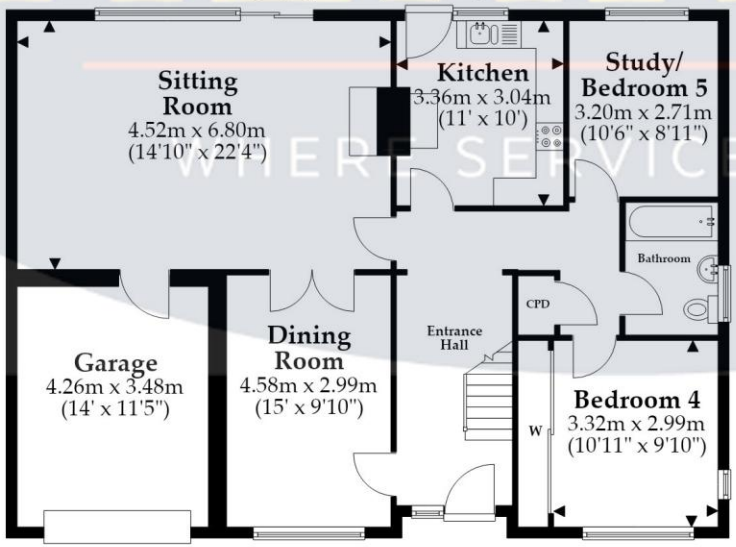
Approx. 102.0 sq. metres (1098.1 sq. feet)



Ground Floor

Main area: approx. 98.4 sq. metres (1058.7 sq. feet)

Plus garage, approx. 17.0 sq. metres (182.9 sq. feet)



Outbuilding

Approx. 13.6 sq. metres (146.6 sq. feet)



Main area: Approx. 200.4 sq. metres (2156.8 sq. feet)

Plus garage, approx. 17.0 sq. metres (182.9 sq. feet)

Plus outbuilding, approx. 13.6 sq. metres (146.6 sq. feet)

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

LJT Surveying

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