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WHERE SERVICE COUNTS



Colehill
Dorset, BH21 2HL

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FREEHOLD PRICE: £575,000

A turn of the century character four double bedroom, three reception room, two bathroom detached family home with two cloakrooms and ample parking set on a generous size private plot within easy reach of local amenities.

- Entrance porch
- Reception hall with stairs to first floor
- Kitchen/diner with a range of painted units and complementary worktops, space for a double oven and fridge freezer, dishwasher, breakfast bar and archway to a generous dual aspect dining room with double glazed French doors opening onto the garden, door to separate utility room
- Utility room and cloakroom with a range of storage units, work top with inset sink and space for washing machine, tumble dryer as well as space for hanging coats, a folding door to the cloakroom with wall mounted wash hand basin and WC
- Three reception rooms, two with dual aspects, one with an open fire facility and another with a gas stove
- Ground floor bathroom with bath, pedestal wash hand basin and WC
- Four double bedrooms all with space for free standing wardrobes, one with dual aspect and one with potential en suite shower room
- Family shower room with Velux skylight window, large walk-in shower, pedestal wash hand basin, heated towel rail and separate WC and wash hand basin
- Outside: Mature rear garden with side access, patio area ideal for al fresco dining, vegetable plot and garden shed. There are mature shrubs and trees giving a high degree of privacy

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.





















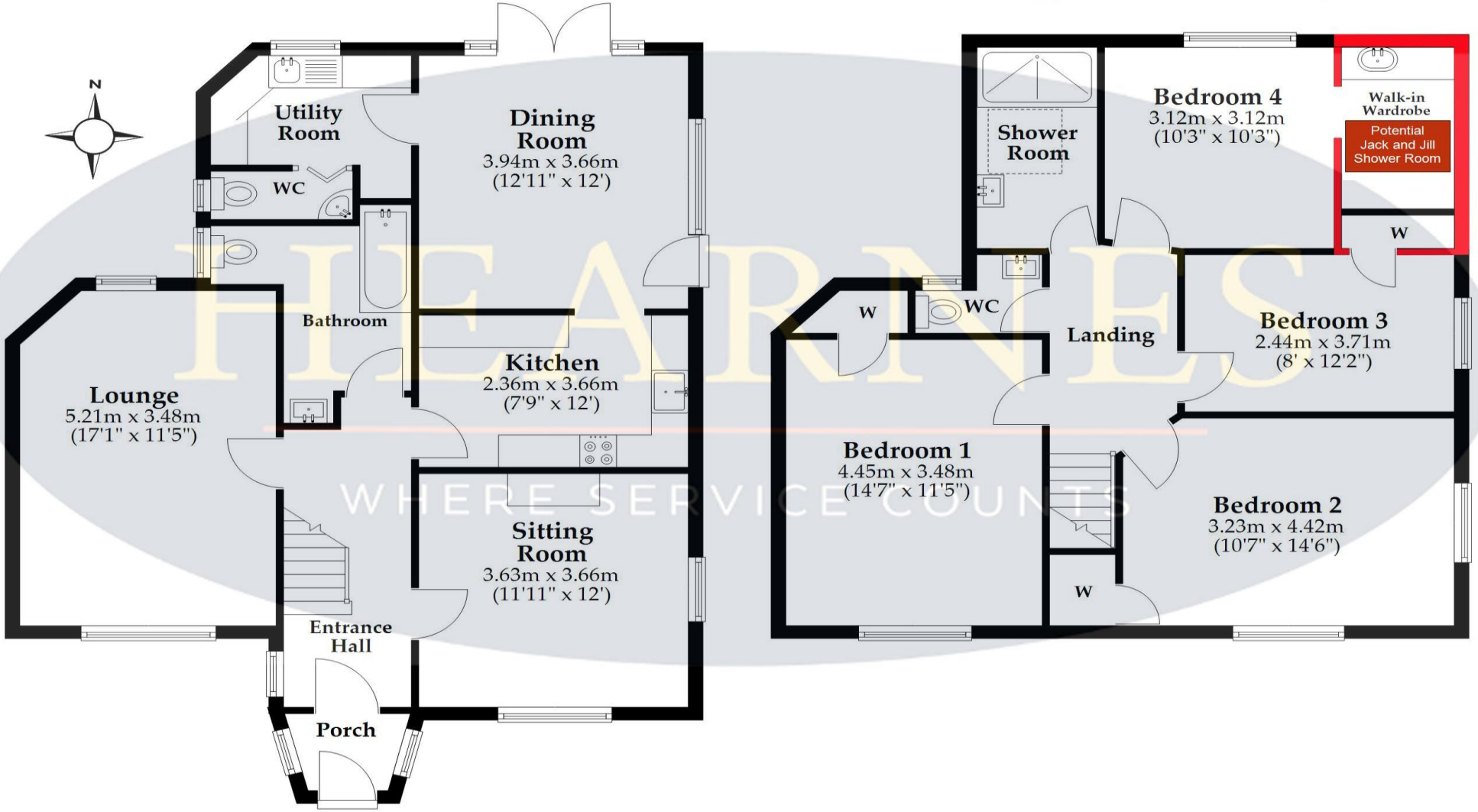
Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor

Approx. 79.2 sq. metres (852.3 sq. feet)

First Floor

Approx. 71.6 sq. metres (770.6 sq. feet)



Total area: approx. 150.8 sq. metres (1622.9 sq. feet)

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

LJT Surveying






Extra parking







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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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