

An aerial photograph of a large, two-story brick house with a grey tiled roof, situated in a lush, wooded area. A prominent red arrow points down to the roof of the house. The surrounding landscape includes green fields, trees, and other residential buildings in the distance. The sky is clear and blue.

HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2TA

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FREEHOLD PRICE £850,000

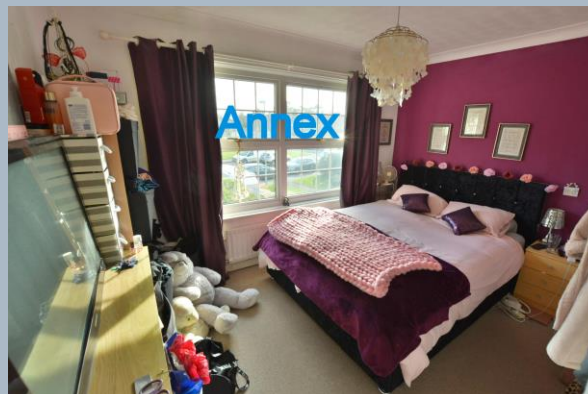
A deceptively spacious and versatile five bedroom, two reception room, two bathroom detached family home with separate two bedroom two storey self contained annex situated in a desirable cul de sac location. NO FORWARD CHAIN.

- Large entrance hallway with cloak and separate storage cupboard
- Cloakroom with WC and wash hand basin
- Spacious sitting room with feature fireplace and open fire facility enjoying a dual aspect with connecting door to annex and door to terrace and garden
- Separate dining room with front aspect
- Good size kitchen/breakfast room with range of base and eye level units with complementary worktops, inset six burner gas hob, electric oven, space for appliances (potential to open the kitchen through to dining room), rear aspect window and door to garden
- Utility room with cupboards and sink with space and plumbing for washing machine and tumble dryer, front and rear doors and door to garage
- Five generous size bedrooms
- Master bedroom with range of fitted wardrobes and concealed door to en suite and further door to annex
- Fully tiled en suite shower room with over size walk in shower, WC and wash hand basin
- Family bathroom with white three piece suite
- Double glazing and gas heating
- Self contained two storey annex with own personal front door with cloakroom, sitting room, kitchen, two bedrooms and bathroom
- Outside: A sweeping gravel driveway giving ample off road parking for a number of cars leading to double garage with electric door and workshop behind. The rear garden has a superb sandstone split level terrace ideal for al fresco dining. There are two lawned gardens with covered area with lighting, many mature plants and ornamental pond, greenhouse and to the rear a large natural wood area with wooden children's play structure. Cannon Hill Plantation is close by ideal for dog walkers, horse riding and cyclists

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately two and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses. There is an excellent choice of schools both in the state and private sectors, the well reputed Castle Court & Dumpton private schools being close by as well as Canford and Bryanston Senior schools. The local schools include Allenborn Middle, St Michaels and QE Upper which are very well regarded.

COUNCIL TAX BAND: G EPC RATING: C

AGENTS NOTE: 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.

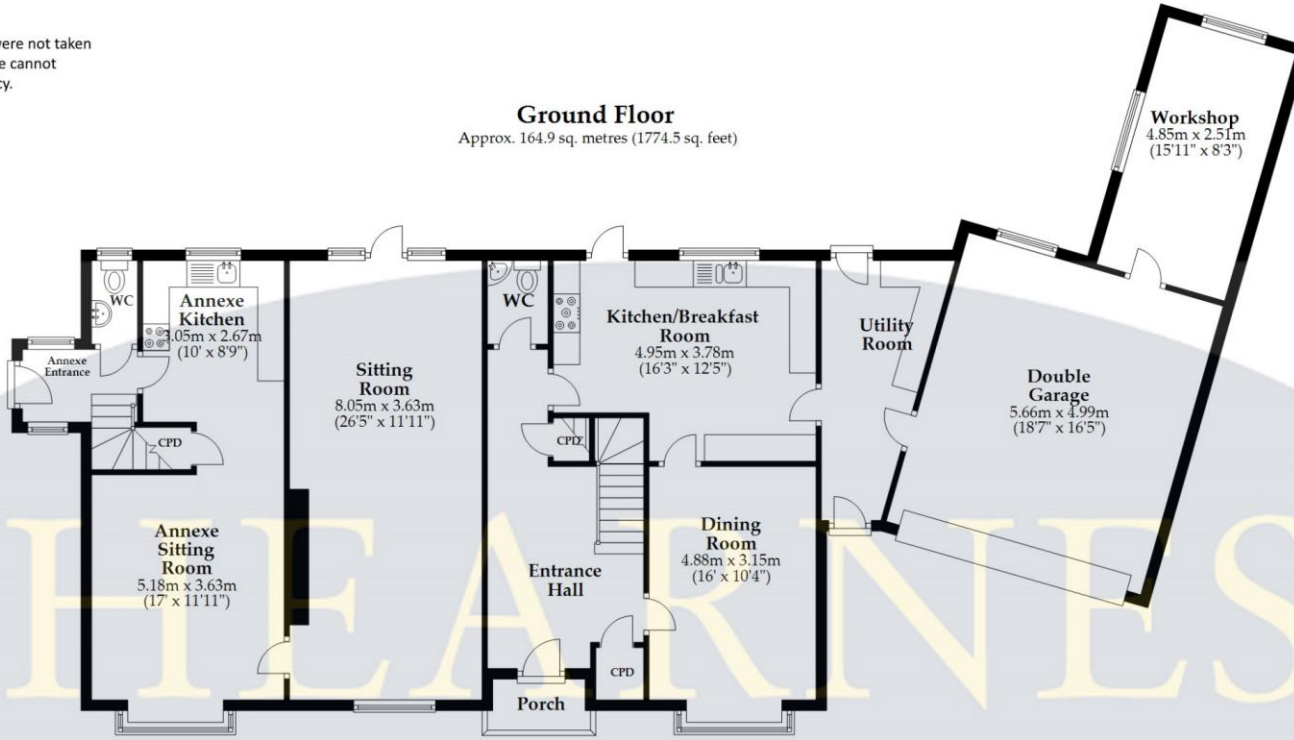




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

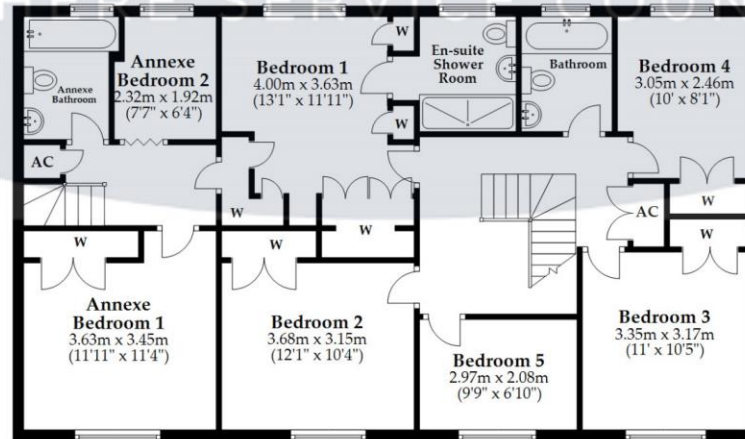
Ground Floor

Approx. 164.9 sq. metres (1774.5 sq. feet)



First Floor

Approx. 106.6 sq. metres (1147.0 sq. feet)



Total area: approx. 271.4 sq. metres (2921.5 sq. feet)

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







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