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CAXTON
LODGE
84

Colehill
Dorset, BH21 2ND

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FREEHOLD PRICE GUIDE £950,000

This superbly positioned and substantial family home offers four bedrooms, three reception rooms and two bathrooms as well as double garaging, a potential self contained annex/studio. The property occupies a large secluded plot set in well maintained landscaped grounds.

- The main house is approximately 2,679 sq ft
- Entrance storm porch leads to impressive entrance hallway with cloaks cupboard, under stairs storage cupboard and cloakroom with WC and wash hand basin
- Spacious sitting room with brick exposed feature walling and fireplace with inset wood burner enjoying a dual aspect
- Stunning sun conservatory with glass roof, under floor heating, tiled flooring and bifold doors leading on to patio with glass veranda, leading on to terrace and garden
- Good size study with front aspect
- Superb kitchen with range of base and eye level units with complementary worktops, serving hatch to dining room, integrated fridge freezer and full size dishwasher, five ring Range cooker with extractor fan over, tiled flooring and open plan into large dining room with inset wood burner and front aspect. Doorway into dining room
- Separate utility room with attached second conservatory, double sink, range of extra units and built in freezer, matching floor tiles and rear aspect window and door to garden
- Main bedroom with range of fitted wardrobes and dressing area with en suite shower room with corner shower unit, vanity unit with wash hand basin, WC, tiled wall and flooring
- Double glazing and gas heating
- Outside: Approached via double opening electric operated wooden gates a tarmac driveway leads to ample off road parking area leading to further wrought iron gates to car port and double garage. The gardens are landscaped with attractive glass covered veranda, pergola and mature raised beds and borders and lawn area with numerous shrubs and trees all set within an imposing plot, landscaped on an Oriental theme. An insulated garden office with lights and electric points
- Car port leading to double garage with electric doors
- There is a double garage which has a modern shower room and separate gas heating with sliding door leading to conservatory/studio. A spiral staircase then leads to games room all of which could easily be converted into a self contained annex.

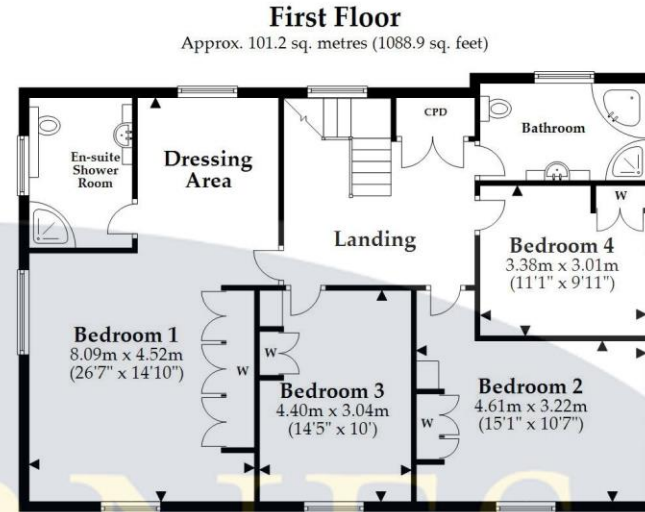
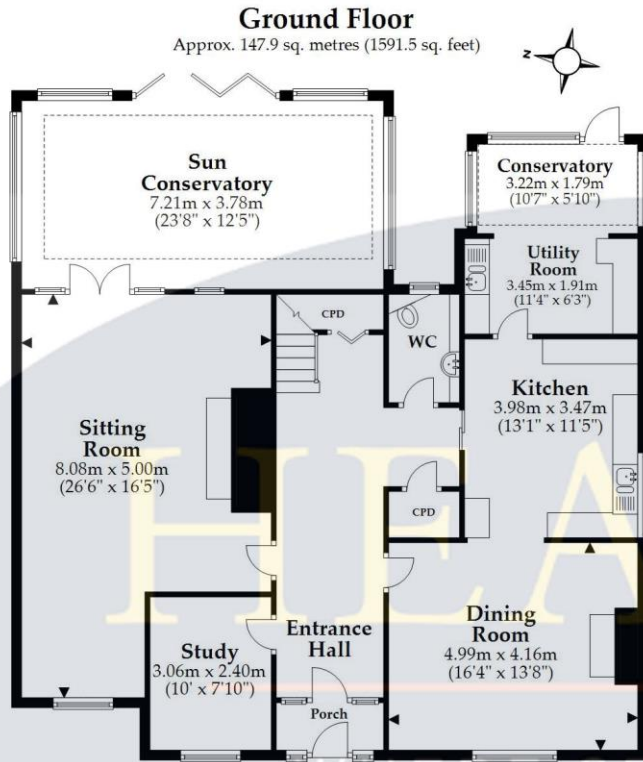
The market town of Wimborne is approximately three miles distant and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

COUNCIL TAX BAND: G EPC RATING: D

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.

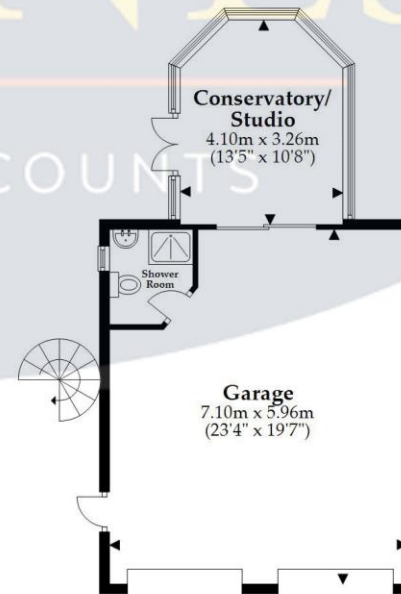






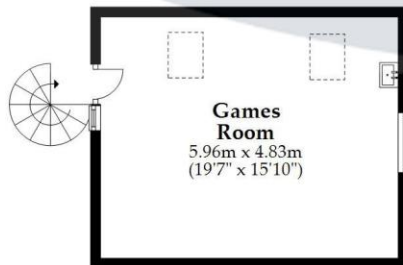
Annexe Ground Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



Annexe First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



Total area: approx. 332.9 sq. metres (3582.8 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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