



Colehill
Dorset, BH21 2ND

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FREEHOLD PRICE: £795,000

A deceptively spacious and versatile four/six bed, two reception room, three bath detached family home with an additional garden room, modern kitchen/breakfast room. Includes ample off-road parking and a double garage.

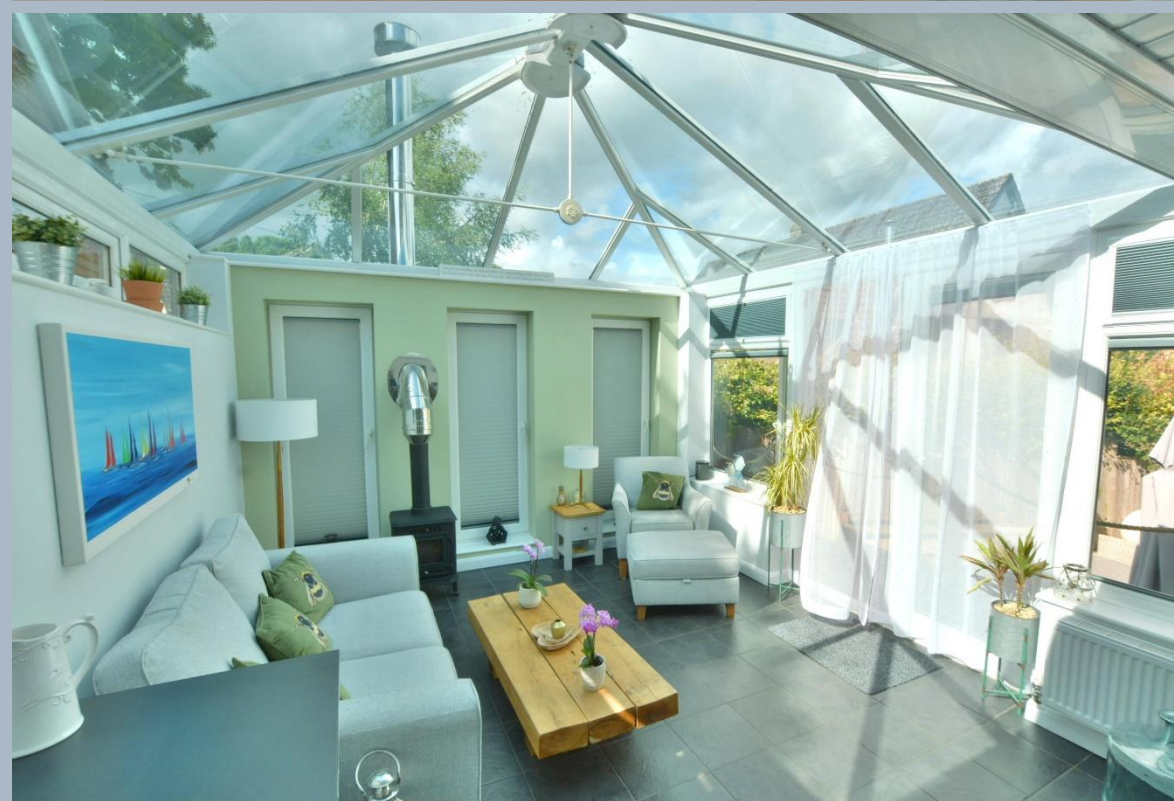
- Entrance hallway with cloakroom, WC, vanity unit, wash hand basin, storage cupboard and further upstairs storage cupboard
- Galleried landing with steps down to sitting room
- Stunning sitting room with solid wood flooring, feature wood burner, dual aspect with French doors leading to the garden
- Separate dining room with matching flooring with arch overlooking sitting room
- Superb kitchen/breakfast room with ample units with complementary granite worktops with space for appliances and breakfast bar
- Garden room with feature wood burner, utility area with space and plumbing for appliances with French doors leading to private patio area
- Four generous first floor bedrooms
- Main bedroom enjoying feature pat wood panelling and built in wardrobes and ensuite bathroom
- Bedroom two with ensuite shower room
- Bedroom three and four served by a separate modern shower room
- Two further second floor bedrooms which could easily be used as a teenager suite, home office or hobbies room
- Double glazed and gas heating
- Outside: Ample off-road parking for a number of cars leading to the double garage. There is then further hard standing for a caravan/boat and a bar gate giving a further off-road parking space. The rear garden has patio and decking areas ideal for alfresco dining with a two-tier lawn, enclosed by panel fencing. A further private patio area can be found with a gate to secluded garden chalet currently equipped and used as a hair salon.

The market town of Wimborne is approximately 2.8 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: F 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.

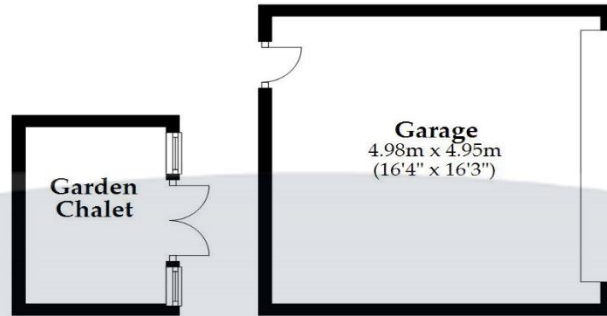




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

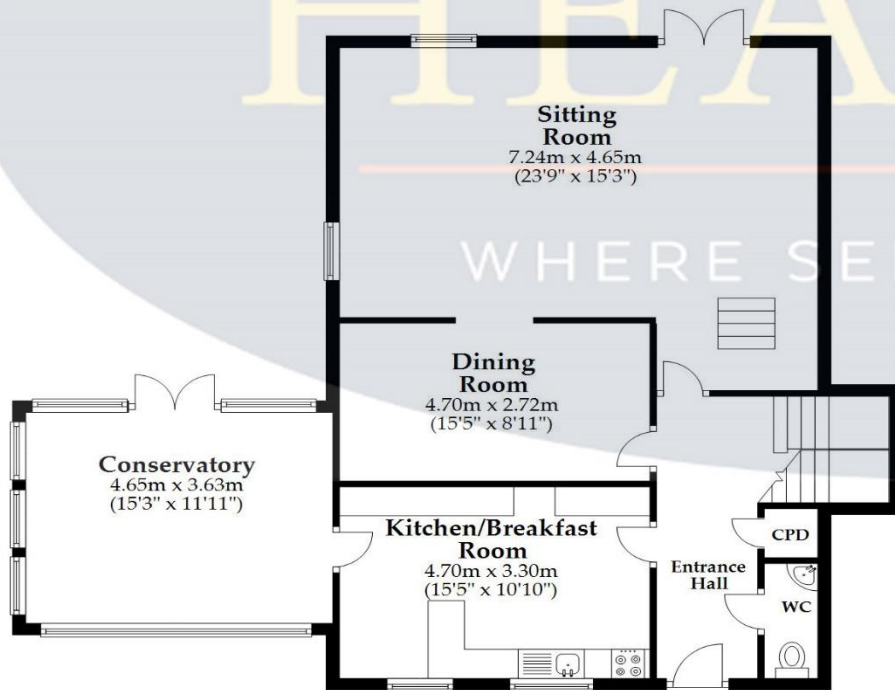
Outbuilding

Approx. 31.2 sq. metres (335.4 sq. feet)



Ground Floor

Approx. 97.9 sq. metres (1054.0 sq. feet)



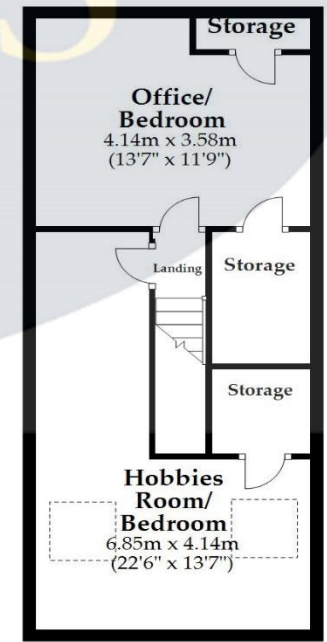
First Floor

Approx. 80.9 sq. metres (871.2 sq. feet)



Second Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 253.6 sq. metres (2729.9 sq. feet)

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







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