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Colehill, Dorset, BH21 2JG

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FREEHOLD PRICE: £875,000

A truly exceptional family home available for a limited time only built in 2020 to a high specification with four double bedrooms, three bathrooms, superb open plan kitchen/dining/living room, separate snug and private landscaped garden set on a generous size plot with parking for four cars. One of only five homes in an exclusive gated Development.

- Generous size entrance hall with Porcelanosa wood effect hard flooring which flows into the kitchen/dining/living room and storage area
- Superb open plan kitchen/dining/living room with double-glazed French doors opening onto the garden and patio areas. The kitchen is finished in a range of smooth mate grey units with complementary quartz worktops, integrated dishwasher, fridge freezer, AEG double oven, induction hob and extractor hood with touch sensitive controls
- Separate utility room with matching units and quartz worktop, plumbing for washing machine and tumble dryer, access to garden and garage
- Cloakroom with wash hand basin and wall mounted WC
- Separate snug /office with front aspect
- A quarter turn glass balustrade staircase leading to landing with double door airing cupboard
- Four double bedrooms, two with fitted wardrobes and two with en suite shower rooms
- Main bedroom with floor to ceiling windows and electronic blinds, en suite shower room with Porcelanosa tiled floor and walls, wall mounted wash hand basin set in vanity unit, double shower and WC
- Bedroom two with en suite shower room with Porcelanosa tiled floor and walls, wall mounted wash hand basin set in vanity unit, double shower and WC
- Family bathroom with bath, separate shower, wash hand basin set in vanity unit, WC and Porcelanosa tiles
- Integral garage with power and light
- Outside: The garden has been upgraded with Porcelanosa tiles and rendered walls and a steps up to lawn, further patio area and shed/office with power and light

The property is approximately 2 1/2 miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

COUNCIL TAX BAND: G EPC RATING: B

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.

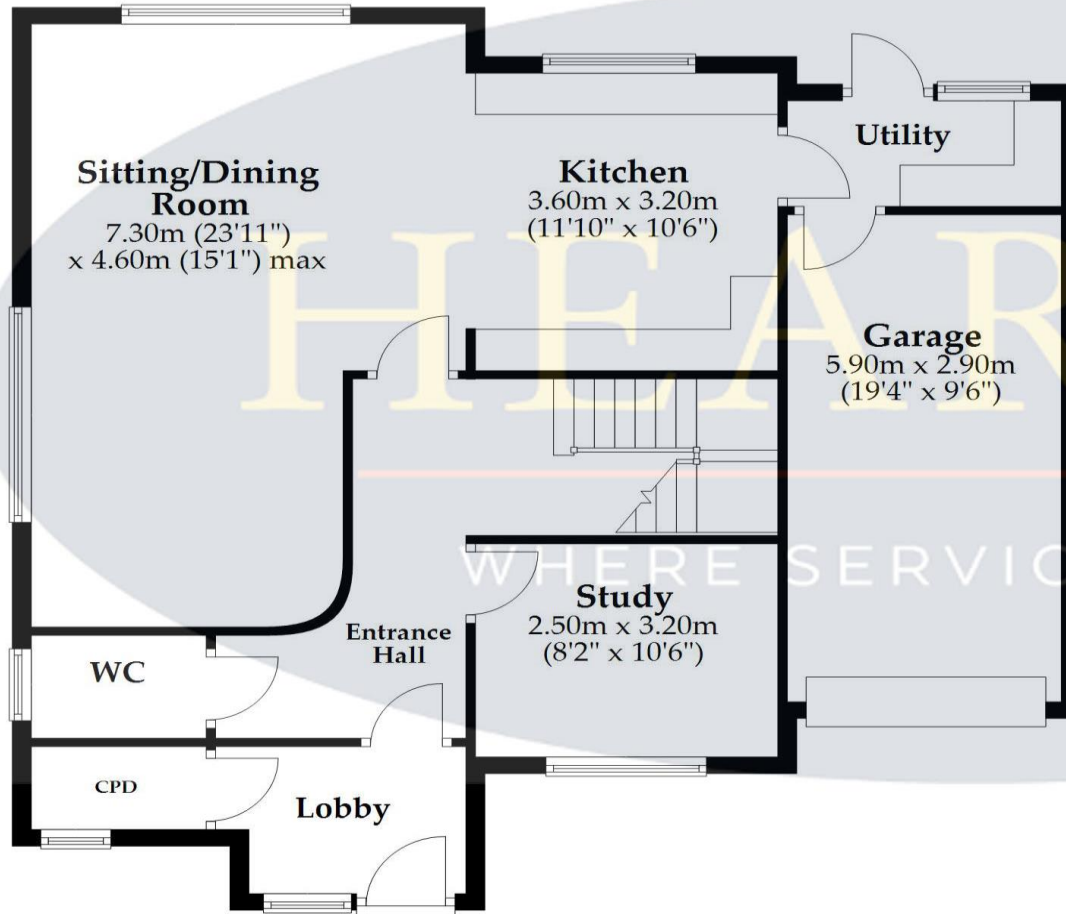




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

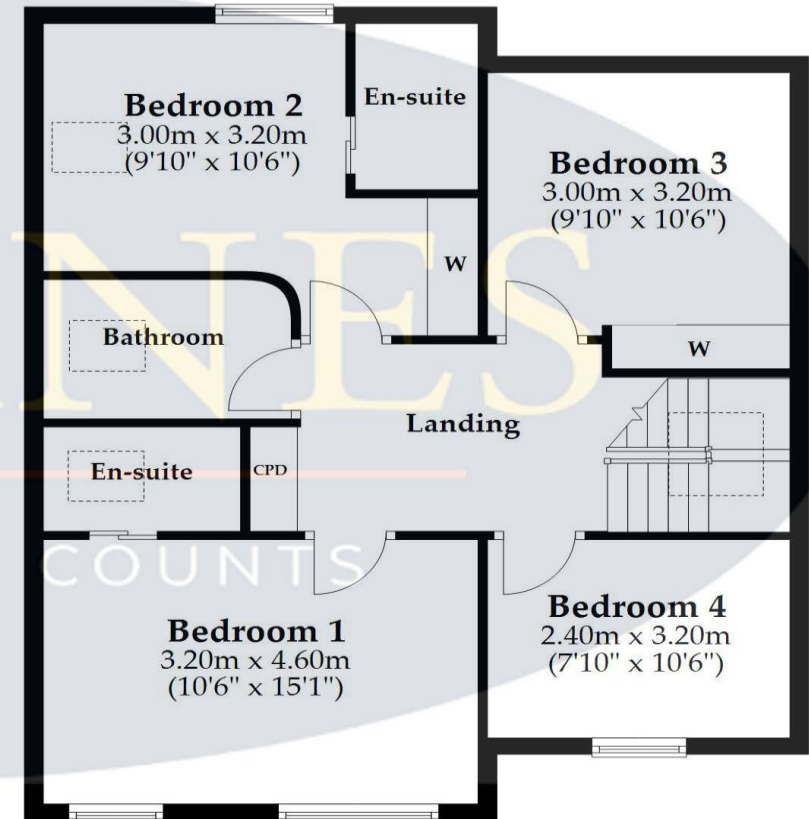
Ground Floor

Approx. 95.5 sq. metres (1028.3 sq. feet)



First Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 165.7 sq. metres (1783.3 sq. feet)

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







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