



**Colehill, Dorset, BH21 2NT**



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## FREEHOLD PRICE: OVERS IN EXCESS OF £1,000,000

A superb private chalet style bungalow set in two thirds of an acre plot with horizon views from seven of the nine rooms offering over 3,000 sq ft with four double bedrooms, five reception rooms, two bathroom, double garage and south facing bedroom balcony. A secluded position with amazing views!

- Generous size reception hall with vaulted ceiling and storage cupboard, oak flooring throughout the split level 'walk through' areas
- Double doors opening into the south facing sitting room with feature fireplace and horizon views
- Dining area through arch way from the sitting room with tree top views
- South facing glass garden room with air-conditioning, tiled floor and access to the decking
- Well equipped kitchen/diner with range of beech units and complementary granite worktops, double oven, five ring gas hob, chimney style extractor hood, corner carousel, breakfast bar, integrated fridge freezer and dishwasher, with tree top views from the sink
- Separate utility room with matching beech units, granite worktop with sink, integrated washing machine, space for American style fridge freezer. Door to cloakroom with WC, double garage and decking area with tree top views
- Separate study/bedroom five with oak flooring and windows to front elevation
- Four double bedrooms all with fitted wardrobes, three with horizon views with the main bedroom having a dressing area, en suite bathroom and balcony with access to the garden
- En suite bathroom with 'his and hers' double wash hand basin, Jacuzzi bath, walk-in double shower with block glass wall and WC
- Family bathroom with bath, separate shower, wash hand basin set in a vanity unit and WC
- A triple aspect generous size hobby room/ bedroom on the first floor with some of the best views from the property

The property is set in an exclusive cul de sac location with only three other executive homes and within easy reach of the local co-op and approximately one and a half miles from Wimborne town centre.

COUNCIL TAX BAND: G EPC RATING: D

AGENTS NOTES: 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. 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.



















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