

Colehill, Dorset, BH21 2RT





This stunning and individually designed, detached residence offers three bedrooms, three reception rooms as well as an exceptional kitchen/dining room with under floor heating throughout. The property is situated on a generous size half acre plot enjoying a high degree of privacy in superb, landscaped gardens.

FREEHOLD PRICE: £1,800,000

- The property is approximately 2,354 sq ft
- Nearly new residence constructed in 2021 by renowned local builders, CK Homes Limited
- Approached via twin electric security gates with a generous size private driveway leading to double garage
- Grand spacious entrance hall with coats cupboard and access to loft space
- Cloakroom with wash hand basin, WC and heated ladder style towel rail
- Impressive kitchen/dining room with bespoke white Corian Kitchen by Horner Roberts of Warminster boasting a wide range of integrated Miele appliances including twin ovens, induction hob, dishwasher and American style fridge freezer. Dining area with feature full height sliding doors with fitted electric blinds enjoying superb views overlooking the garden
- Amtico flooring to entrance hall continuing into kitchen/dining room
- Separate utility room with matching Corian worktops and space for both washing machine and tumble dryer. Opposite full height bank of storage cupboards housing consumer unit and broadband with door through to integral double garage
- Separate pantry housing the 8 camera CCTV system
- Stunning sitting room with feature duo inset fireplace with remote controlled gas living flame fire and enjoying pleasing view overlooking garden. Twin doors lead through to the snug with air conditioning
- Study with bespoke office furniture enjoying view of garden
- Glazed walkway overlooks the tranquil Japanese garden to the front and leads to the main bedroom suite
- Spacious air conditioned main suite with rear aspect and access to a private patio with electrically operated sliding curtains, dressing room with range of fitted wardrobes. Luxury en suite bathroom comprising bath with back rest, large walk-in shower with storm head and handheld shower attachment, twin hand wash basins, WC, heated ladder style towel rail and LED mirror
- Two further bedrooms which are also air conditioned, again with electrically operated sliding curtains and fitted wardrobes. Both are served by elegant en suite shower rooms
- Monitored alarm system, bedroom furniture by Lamco Design, under floor heating system, Sonos amplifier and kitchen speakers

The market town of Wimborne is approximately two 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: B





Ground Floor

Approx. 310.0 sq. metres (3336.5 sq. feet)



Total area: approx. 310.0 sq. metres (3336.5 sq. feet)

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



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.





The property is approached via twin electric security gates with intercom leads to paved driveway giving off road parking for numerous vehicles and turning space. Attractive front garden which has been laid to lawn with country style wildflower garden and well stocked borders. A pathway to the side leads to a Japanese style garden with vertical chain water feature. The rear landscaped garden boasts mature tree, shrub and flower borders. An expansive patio area to the rear overlooks the lawn with views towards Canford Magna.

Double garage with electric up and over door and internal door to utility room with separate plant room housing pressurised hot water cylinder and water softener.



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