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**Colehill
Dorset, BH21 2NZ**

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FREEHOLD PRICE GUIDE: £800,000

A stunning four bedroom, two bathroom contemporary home with an integral double garage, off road parking and rear garden with countryside views. The property has recently undergone extensive refurbishment with high attention to detail using quality fixtures and fittings, including security camera system.

- Premium Hormann front door to the entrance hall with doors to double garage, ground floor bedroom with internet, telephone and TV services, cloakroom and utility room
- Under floor heating throughout on both floors
- Ground floor with the bedroom, utility room with storage and plumbing for washing machine and tumble dryer, contemporary cloakroom with Villeroy & Bosch sanitary ware and tiled floor
- A light hardwood open staircase leads to the first floor
- Spacious first floor landing with high ceilings, feature wall lights and loft access where a pressurised water tank system is installed
- A superb open plan kitchen/living/dining room with feature wood burner, balcony with porcelain tiles and garden access via tilt and slide double glazed doors. The kitchen has matt grey units with complementary Quartz worktops, plenty of storage including pull out larder, pop up power points, corner carousel, pan drawers, Bosch induction hob and pop up extractor, Bosch hot air 4D oven, Bosch super silent integrated dishwasher, Bosch fridge freezer and Kinetico water softener
- Three double bedrooms all with TV, telephone and Internet services, bedroom two with spacious fitted wardrobes
- The main bedroom with balcony and electric Somfy blind, en suite with pebble flooring, Villeroy & Bosch sanitary ware and flush system, walk in shower and heated towel rail
- Family bathroom with Villeroy & Bosch sanitary ware and flush system, separate shower cubicle, separate bath and heated towel rail. Access to airing cupboard with storage
- Integral double garage with sectional electric Premium Hormann door, power, light and boiler. Additional storage area
- The front and rear gardens have both been landscaped with the rear garden including two patios, one with far reaching countryside views. Side gate access to rear garden

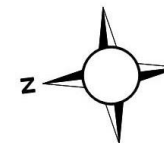
This exceptional home enjoys an elevated position and is within two miles of the delightful market town of Wimborne. There is an excellent choice of schools both in the state and private sectors, the well reputed Castle Court & Dumpton private schools being close by as well as Canford and Bryanston Senior schools. The local schools include Allenborn Middle, St Michaels and QE Upper which are very well regarded.

COUNCIL TAX BAND: F EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

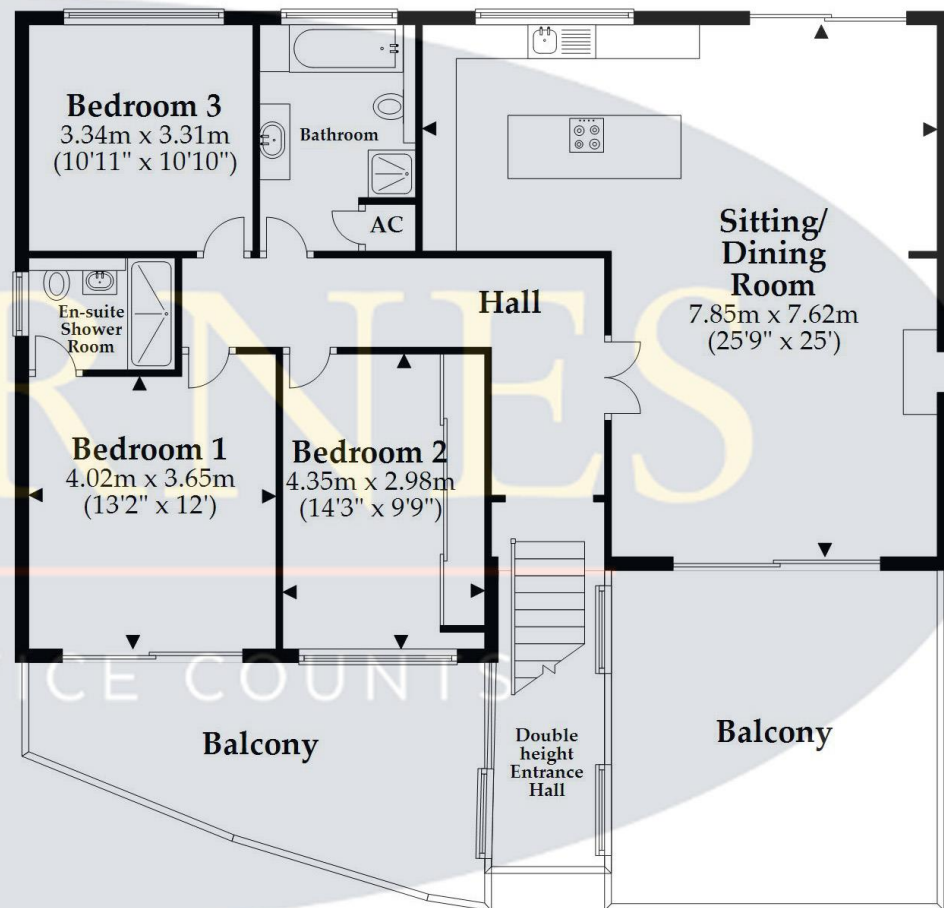






Ground Floor

Approx. 114.8 sq. metres (1235.3 sq. feet)



Lower Ground Floor

Approx. 55.3 sq. metres (595.7 sq. feet)



Total area: approx. 170.1 sq. metres (1831.0 sq. feet)

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







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