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**Colehill**  
**Dorset, BH21 2HL**

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## FREEHOLD PRICE GUIDE: £945,000

This superbly positioned and substantial detached character home offers four double bedrooms, three reception rooms and three bathrooms as well as a luxury fitted kitchen/breakfast room utility room and stunning sun conservatory. Originally built as a small, detached cottage, the house has been extended and refurbished a number of times to a high standard. The property is located off a private driveway standing in attractive grounds of approximately one third of an acre.

- Approximately 2,688 sq ft
- Entrance porch leading to superb entrance hallway with feature tiled flooring
- Ground floor shower room with matching flooring
- Attractive sitting room with brick fireplace and inset wood burner
- Separate dining room with ornamental fireplace
- Spacious family room ideal as an entertainment room with bay window and doors to kitchen/breakfast room and sun conservatory
- Superb sun conservatory with under floor heating and doors onto terrace patio and garden
- Stunning kitchen/breakfast room with bespoke base and eye level units and pan drawers with complementary worktops, inset Siemens induction hob with extractor fan over and double ovens below, integrated fridge and dishwasher, matching pantry with built in microwave, space for large table and chairs, triple aspect with feature tiled flooring
- Separate utility room with sink and worktops with range of base and eye level units, space for appliances
- Stairs to first floor galleried area/study
- Four double bedrooms, main bedroom with built in wardrobe, rear aspect window overlooking gardens
- Bathroom with claw foot roll edge bath with shower over, wash hand basin and WC
- Separate shower room with double shower cubicle, vanity unit with wash hand basin, WC and heated ladder style towel rail
- Double glazing and gas heating
- Outside: Private shared driveway leading to ample off road parking and tandem length garage. Landscaped rear garden set in approximately one third of an acre having an expansive lawn with well stocked flower, tree and shrub borders with summerhouse and greenhouse and further secret and secluded area giving a good degree of privacy

This exceptional home enjoys an elevated position and is within 2.5 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.

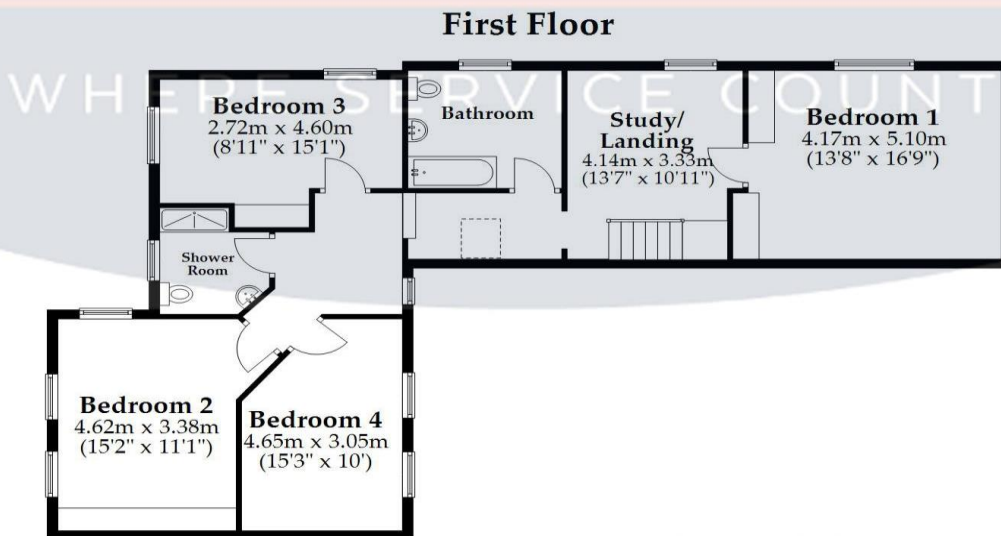
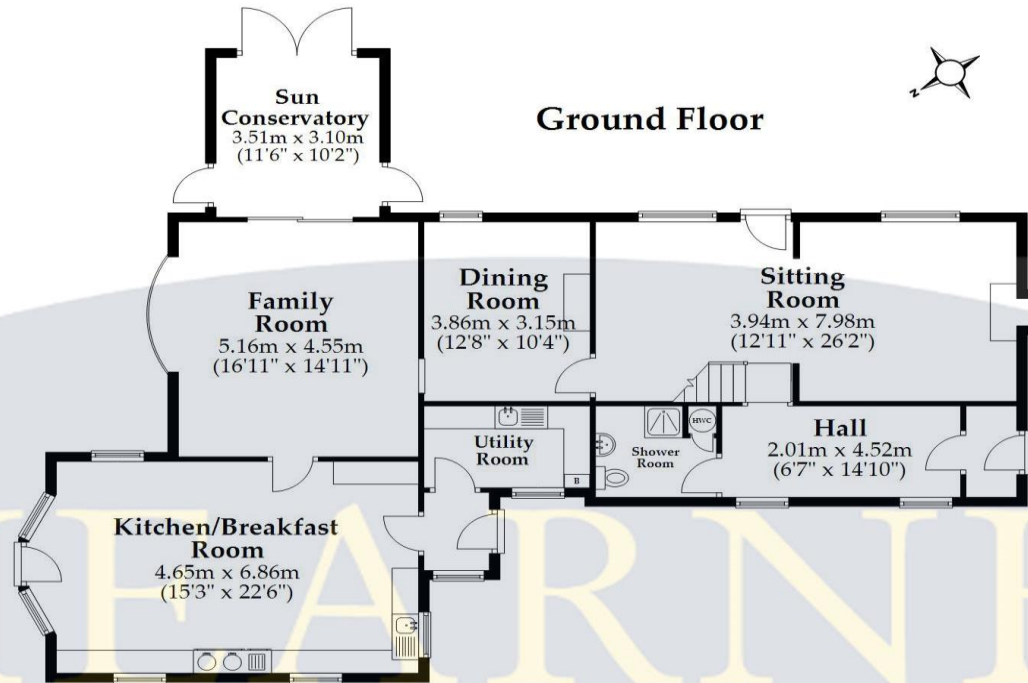
COUNCIL TAX BAND: G EPC RATING: D

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.





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



Total Floor Area: approx. 249.8 sq. metres (2688.8 sq. feet)  
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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