



**Colehill**  
**Dorset, BH21 2HZ**

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# Colehill, Dorset, BH21 2HZ

## FREEHOLD PRICE: £525,000

A spacious and well proportioned detached family home offering four bedrooms, a good size sitting/dining room, large kitchen/breakfast room and sun conservatory, one of the bedrooms being on the ground floor. The property has a south facing garden and is situated on a good size plot in a sought after and quiet location.

- Entrance porch leading to entrance hallway
- Spacious 'L' shaped sitting/dining room with patio doors enjoying a dual aspect
- Good size sun conservatory with door into kitchen and French doors to garden
- Large kitchen/breakfast room with range of base and eye level units and complementary worktops, inset hob with electric oven and grill, space for appliances and further built in larder cupboard, breakfast bar, feature flooring, rear aspect window and door to garden
- Ground floor bedroom with en suite cloakroom/utility room (which could easily be converted to a shower room)
- Three first floor bedrooms
- Family bathroom with bath and electric shower over, built in cupboards, wash hand basin, WC and ladder style heated towel rail
- Double glazing, gas heating and solar panels
- Easy walking distance to By the Way field, ideal for dog walking
- Outside: Tarmac driveway giving off road parking leading to the garage. The front garden is laid to lawn with flower/shrub borders. The south facing rear garden has a paved patio area leading onto the lawn with ornamental wildlife pond and garden shed. A path and steps then lead to a further lawn with many attractive plants and shrubs. At the rear of the garden there are views over and backing on to open fields (which could be built on in the future). There is a side gate/pathway from the front to the back garden

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately three miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: C EPC RATING: C

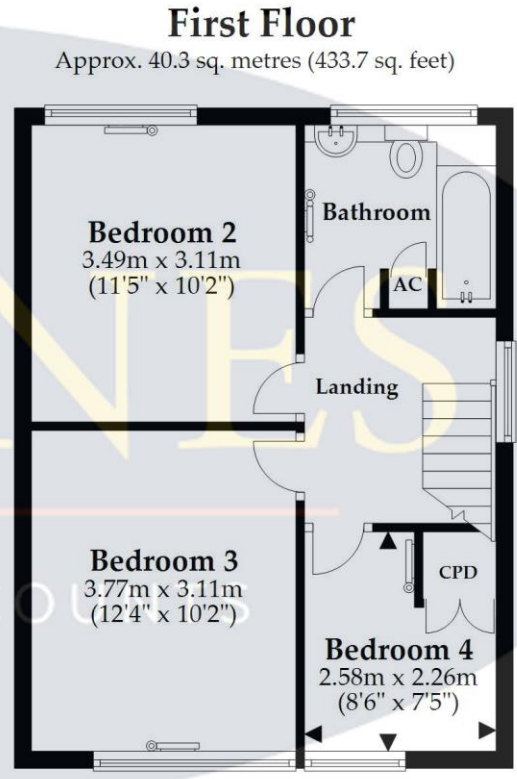
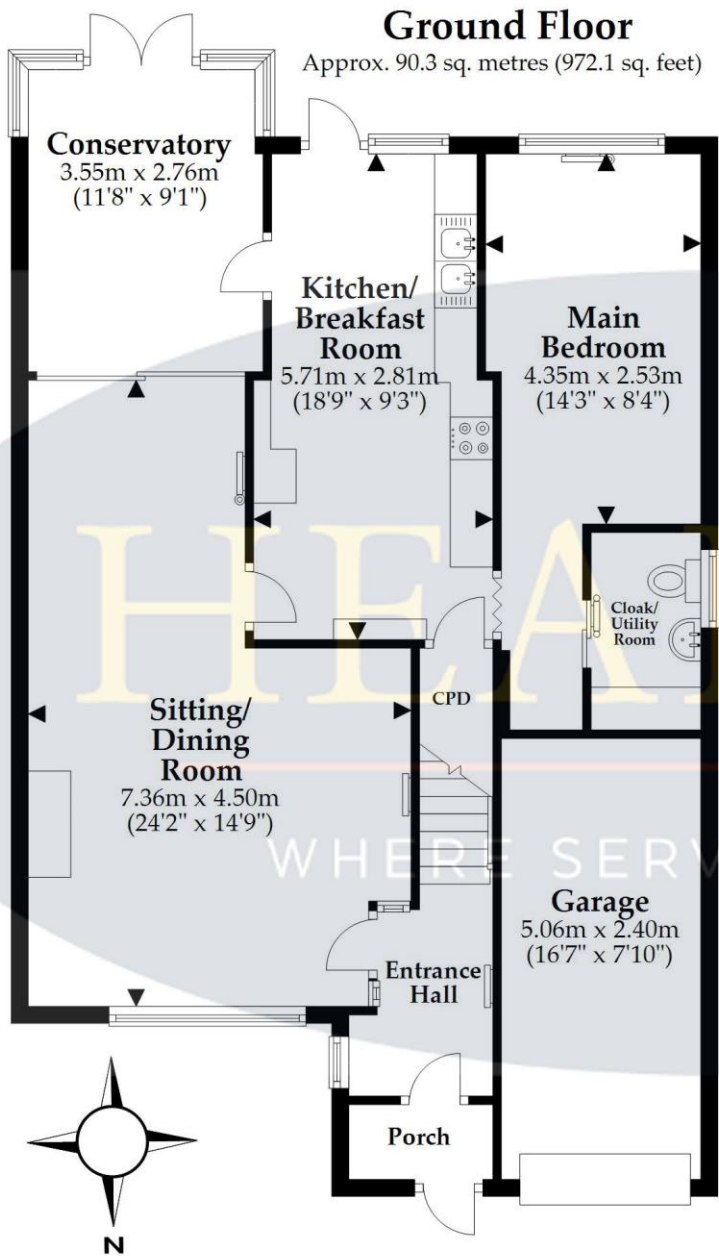
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Total area: approx. 130.6 sq. metres (1405.8 sq. feet)  
 This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood











Welcome to  
**BytheWay Field**

BytheWay Field is a Special Site of Nature Interest (SSNI) and is a haven for a wide range of plants and animals to thrive.

The location is ideal as it is surrounded by greenery and offers a great view of the surrounding landscape.

Walks from the cul de sac



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