



HEARNES
WHERE SERVICE COUNTS

**Colehill
Dorset, BH21 2LU**

Colehill, Dorset, BH21 2LU

FREEHOLD PRICE: £795,000

A well-proportioned and spacious four double bedroom chalet house offering a generous size sitting room, kitchen/diner, gallery, entrance hall, three bathrooms, south-west facing landscaped private garden and ample off-road parking.

- Generous gallery entrance hall with tiled floor with under floor heating
- Spacious sitting room/diner with feature fireplace and large double glazed sliding doors opening onto the garden
- The kitchen/diner is finished in a range of matt cream units with a complementary granite worktop and island unit including a range master cooker, integrated dishwasher, water softener, tiled flooring with under floor heating and double-glazed sliding patio doors opening onto the garden
- Dual aspect ground floor double bedroom with fitted wardrobes
- Ground floor shower room with under floor heating and wash hand basin set in a vanity unit and low-level flush WC
- Light and airy gallery landing with Velux windows allowing in plenty of light
- Three double bedrooms, all with fitted wardrobes. Two are overlooking the garden with the main bedroom including a generous entrance suite shower room and walk in wardrobes
- En suite shower room with under floor heating, heated towel rail, wash hand basin set in a vanity unit, low level flush, WC and double shower
- Family bathroom including under floor heating, heated towel rail, jacuzzi style bath with shower over, wash hand basin set in a vanity unit, a low-level flush and WC
- Outside: The south-west facing landscaped garden offers a large range a mature shrub and hedges and provides a high degree of privacy.

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 1 mile away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: F EPC RATING: TBC

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.

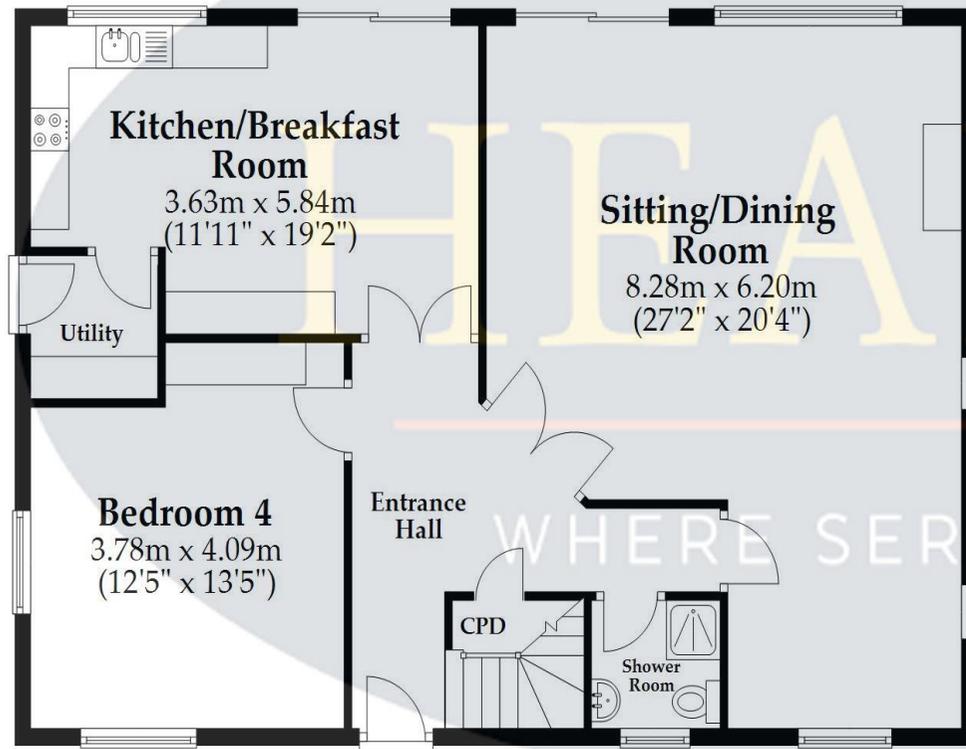




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

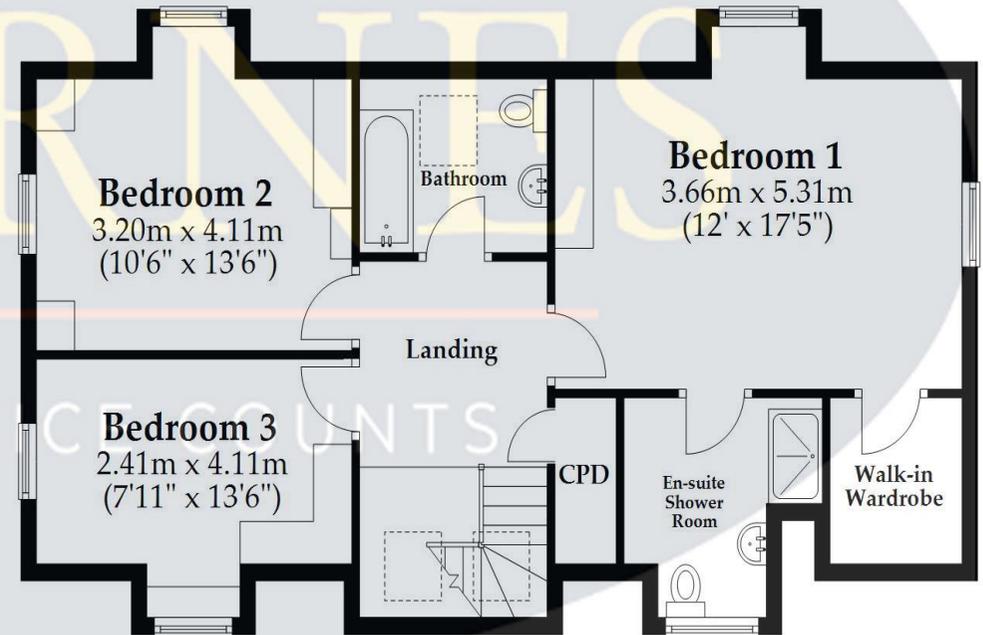
Ground Floor

Approx. 100.5 sq. metres (1081.9 sq. feet)



First Floor

Approx. 73.0 sq. metres (786.0 sq. feet)



Total area: approx. 173.5 sq. metres (1867.9 sq. feet)

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



Southwest facing





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD