



HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2NR

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FREEHOLD PRICE: £625,000

A well-presented two bedroom, two reception room detached bungalow featuring a partially completed two-storey studio/annexe extension situated in a quiet cul-de-sac location. The property also benefits from a landscaped garden, off-road parking and a garage.

- Entrance porch leading to entrance hallway with cloaks and airing cupboard
- Spacious sitting room with stone fireplace, enjoying a dual aspect
- Separate dining room with front aspect and circular stained-glass window
- Original fitted kitchen with base and eye level units with open eye level cupboards with worktops, space for appliances, rear aspect window & door and another porch
- Outer porch with doors to front and rear garden and cloakroom with WC & wash hand basin
- Superb wood parquet flooring in hallway, sitting room/dining room and bedroom two/study
- Two double bedrooms
- Shower room with double shower cubicle, vanity unit with wash hand basin and WC and fully tiled walls
- Inner hallway leading to unfinished annexe
- Bathroom: shower tub with seat, vanity unit with wash hand basin and WC, ladder style heated towel rail and fully tiled walls
- Partially completed two-storey studio/annexe. Two good size rooms with windows and two sets of French doors to garden. First floor landing (currently with no staircase) leading to further rooms with sloping ceiling and Velux windows
- Double glazing and gas heating
- Outside: stunning landscaped gardens with off-road parking leading to garage, patio areas, summerhouse, greenhouse and sheds on a good size plot with numerous trees, flowers and shrubs in abundance

This sought after area of Colehill offers excellent schooling and local shops, parish church, library, hairdresser and a walk directly onto Cannon Hill plantation. The thriving town of Wimborne is approximately 2 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

EPC RATING: E COUNCIL TAX BAND: E

AGENTS NOTES: 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. 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.

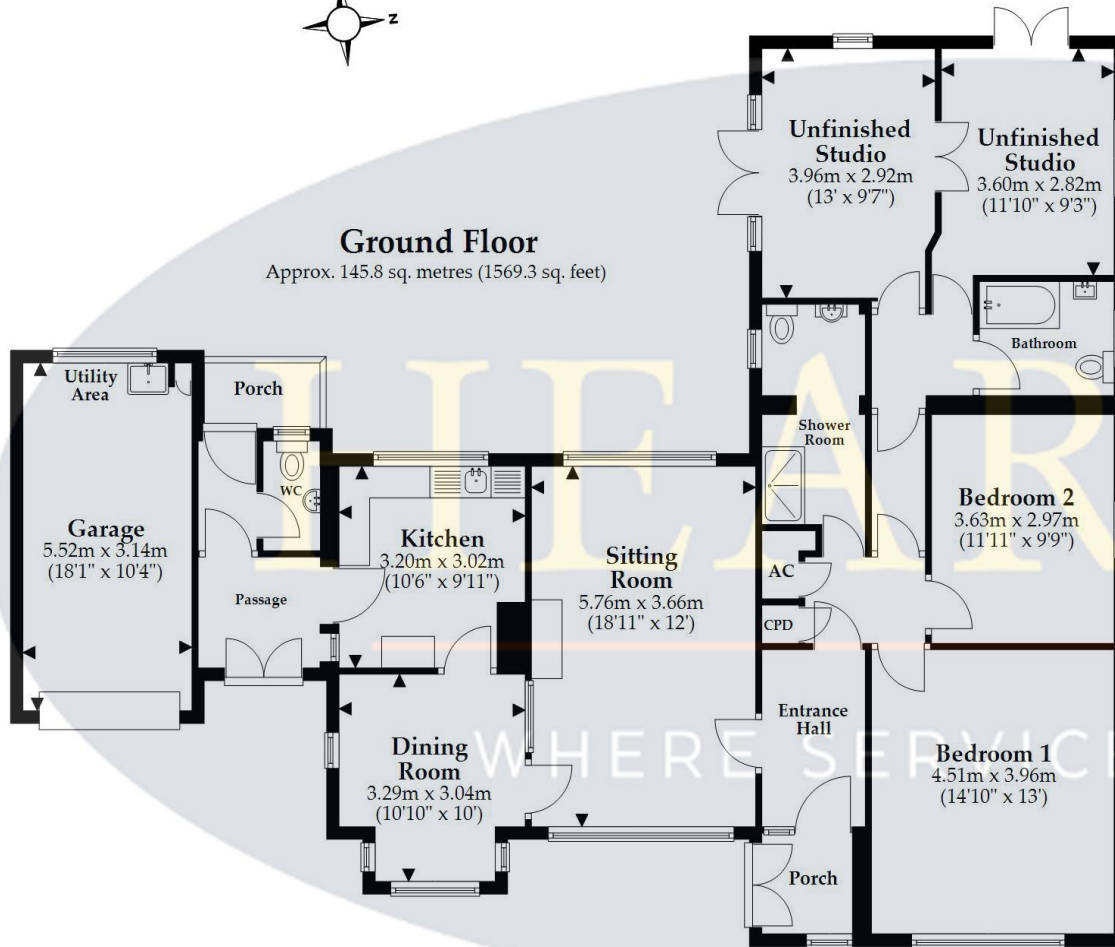






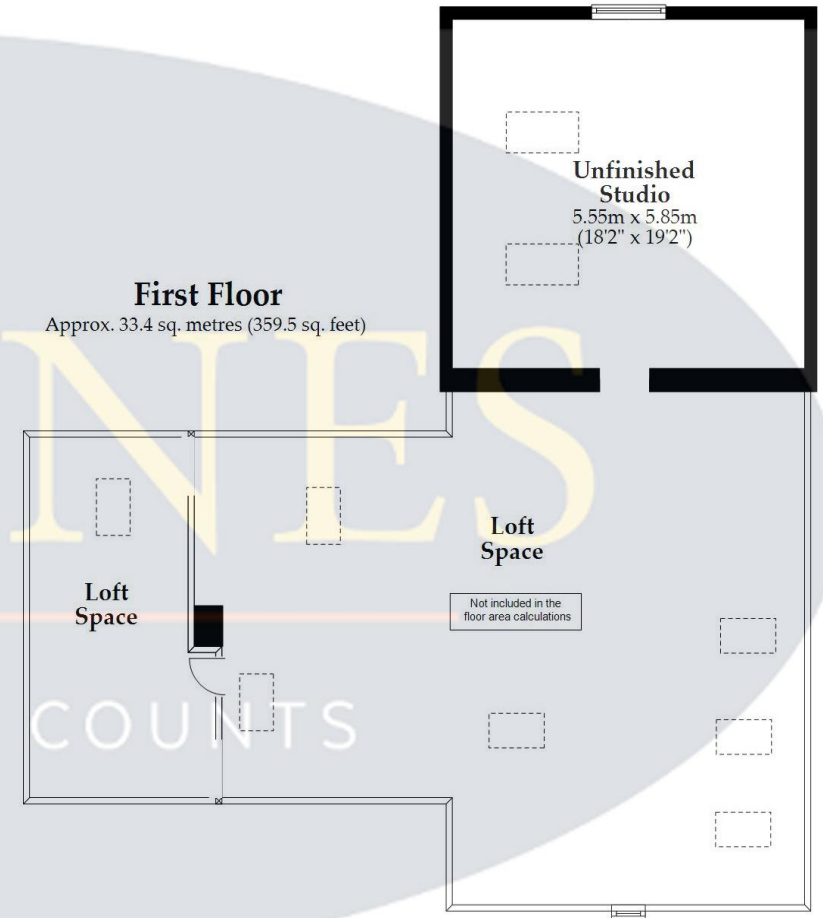
Ground Floor

Approx. 145.8 sq. metres (1569.3 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)

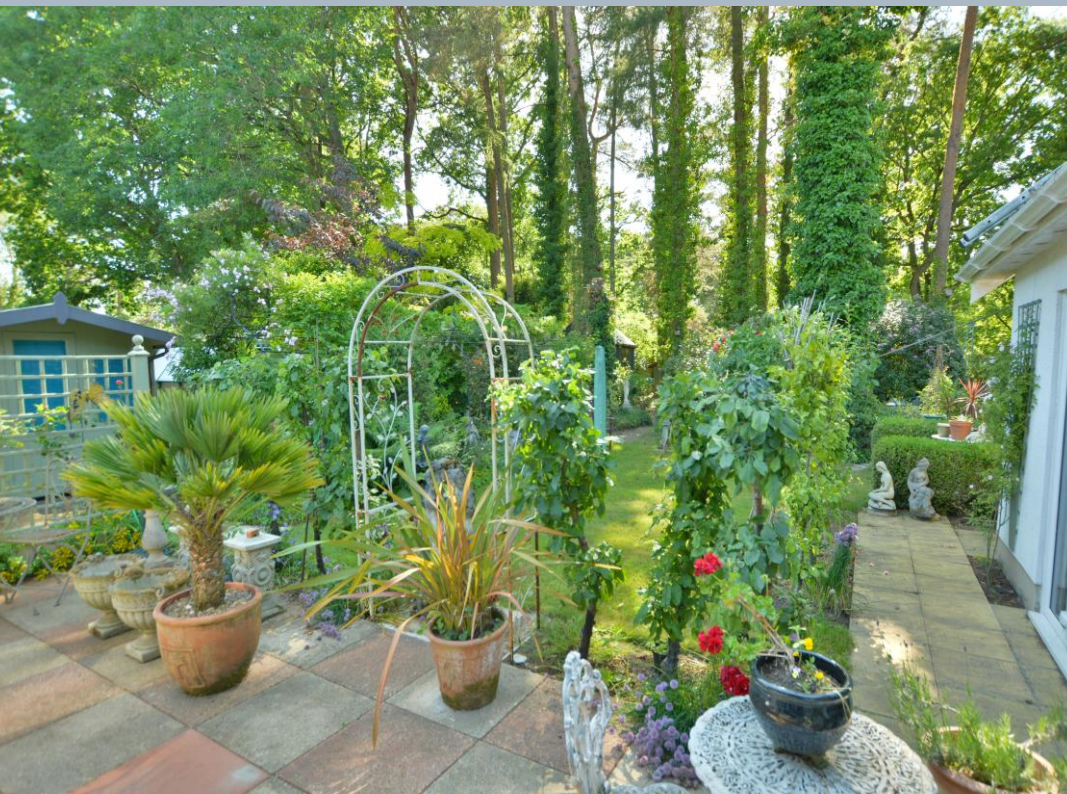


Total area: approx. 179.2 sq. metres (1928.8 sq. feet)

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



LJT SURVEYING





www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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