



Colehill
Dorset, BH21 2JA

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FREEHOLD PRICE: OIEO £650,000

A deceptively spacious and versatile detached family home offering five bedrooms, three bathrooms (two en suites) as well as a superb kitchen/dining room and large double garage/workshop. NO FORWARD CHAIN.

- Generous size entrance hall with two storage cupboards and modern cloakroom
- Cosy sitting room with corner wood burner and square arch to dining area
- Superb kitchen/dining room. Kitchen with range of base and eye level units with complementary worktops, integrated dishwasher, microwave and wine fridge, space for Range cooker and American style fridge freezer, large central Island with pan drawers and breakfast bar, French doors to garden and further bifold door to patio
- Separate utility room with matching units and worktops, inset sink and space and plumbing for washing machine
- Three ground floor bedrooms
- Modern ground floor bathroom with white three piece suite
- Two further spacious first floor bedrooms both with modern en suite shower rooms
- Double glazing and gas heating, air conditioning units in sitting room and first floor bedrooms
- Outside: The front of the property is laid to shingle giving off road parking for numerous cars with double wooden gates giving access down one side to rear garden. Rear garden has a patio leading to lawn area and garage/workshop with single door which could easily be used as studio/home office. The garden is enclosed by panel fencing and hedging

This exceptional home enjoys a popular location 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: D EPC RATING: C

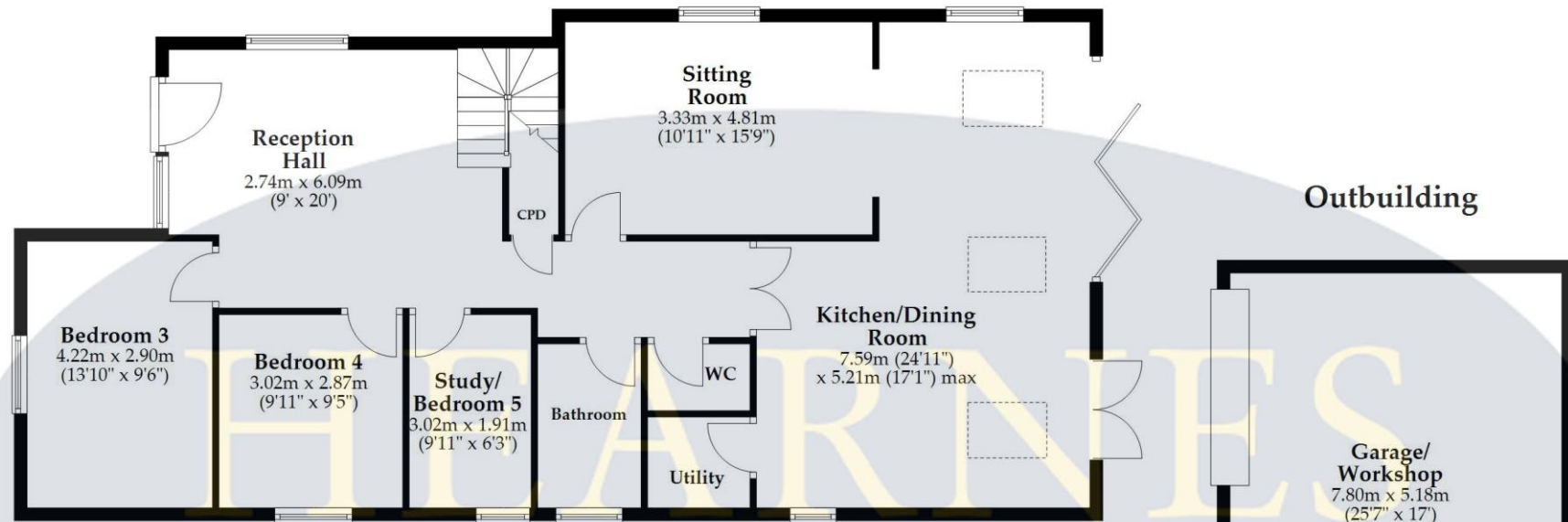
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



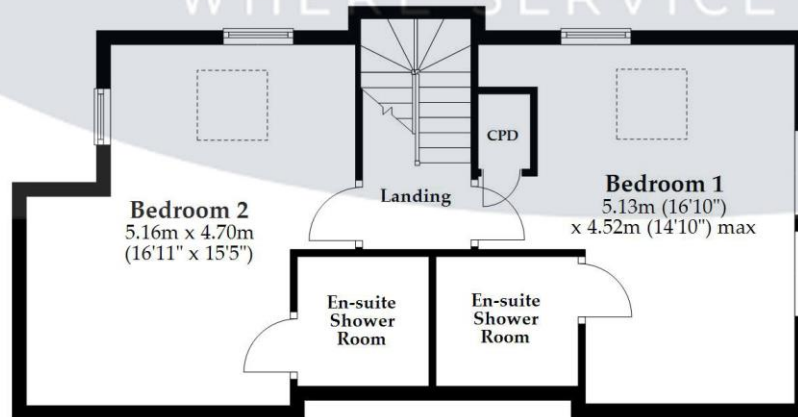


Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

Ground Floor



First Floor



Total Floor Area: approx. 253.7 metres (2730 sq. feet)

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





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