



# HEARNES

WHERE SERVICE COUNTS

FOR SALE

Colehill  
Dorset, BH21 2UR



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## FREEHOLD PRICE: £550,000

A superb three double bedroom, two bathroom detached family home which has undergone major refurbishment to a high standard by the current owners with garage and off road parking set in a quiet cul-de-sac location backing onto fields within easy reach of local amenities and the Cannon Hill plantation.

- Entrance porch with tiled floor and spacious storage for coats and shoes
- Entrance hall with under stairs storage and engineered oak flooring which flows through to the kitchen/diner and second reception room
- Cloakroom with tiled floor, wash hand basin set in a vanity unit and WC
- Kitchen/diner with a range of navy units and complementary quartz worktops, Neff double oven and Integrated fridge freezer, washing machine, dishwasher and tumble dryer. There is a stable door opening onto the side of the property
- Twin aspect sitting room with feature fireplace and space for a wood burning stove (subject to fitting)
- Three double bedrooms, two with fitted wardrobes and one with countryside views
- Generous size main bedroom with countryside views, fitted wardrobes and en suite shower room with walk in shower, heated towel rail, wash hand basin set in a vanity unit, WC and tiled floor
- Family bathroom with shower over the bath, wash hand basin set in a vanity unit, WC, heated towel rail and tiled floor
- Outside: Landscaped garden with two al fresco dining areas both overlooking the fields and two lawn areas
- Garage with power and light and an up and over door

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

COUNCIL TAX BAND: E    EPC RATING: D

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.

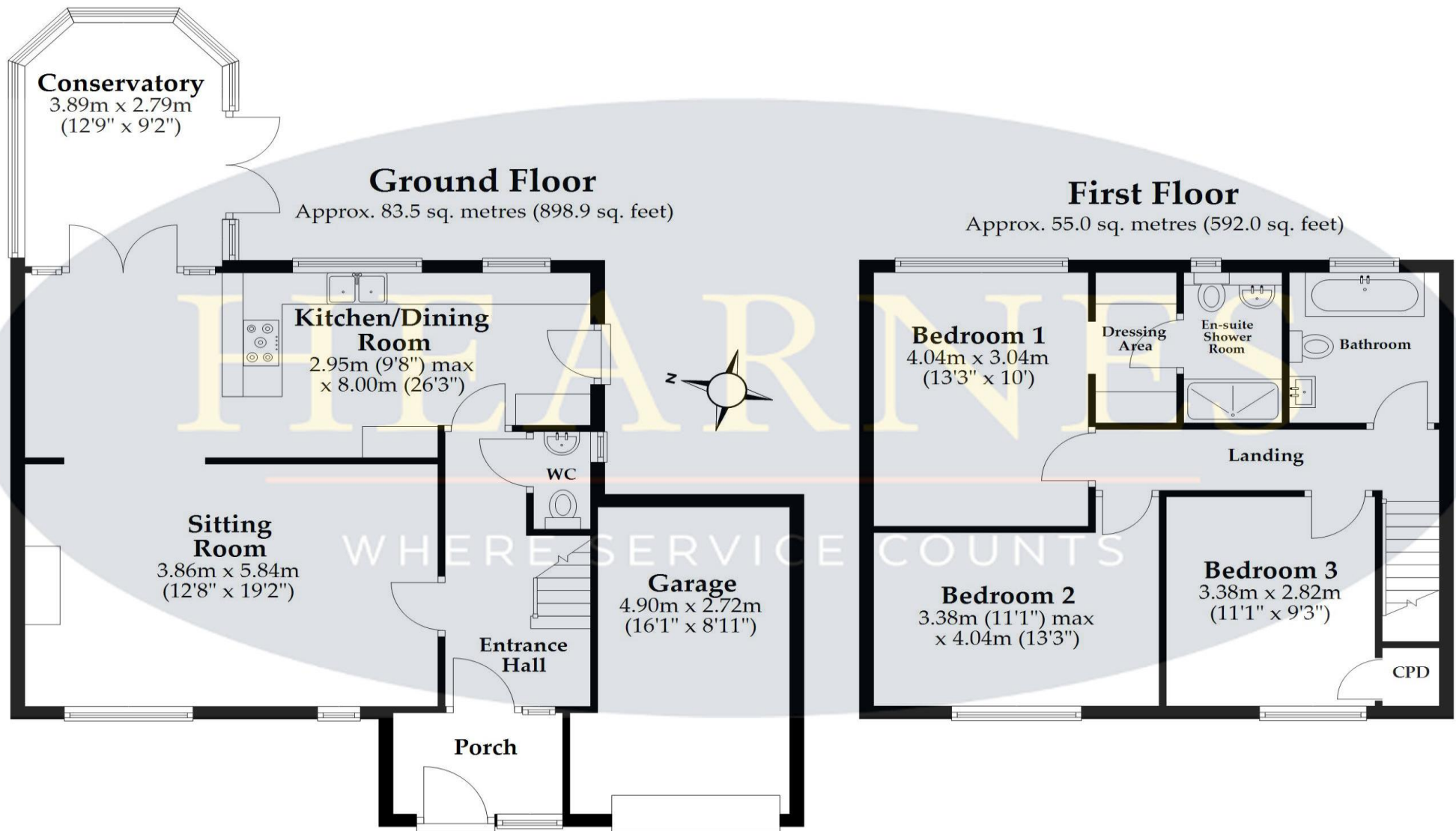








Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 138.5 sq. metres (1491.0 sq. feet)

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









Cannon Hill Plantation

FOR SALE



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[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

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