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Colehill, Dorset, BH21 2HQ



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## FREEHOLD PRICE: £1,150,000

An exceptional contemporary, Architect designed detached residence beautifully presented and set behind electric gates offering ample off road parking and a double garage. This stylish home boasts an impressive open plan living space featuring a superbly appointed kitchen with premium fittings perfect for modern family living and entertaining. The accommodation includes generous sized bedrooms each complemented by luxurious en suite bathrooms and shower rooms finished to the highest standard.

The property sits on a cleverly landscaped south west facing plot designed for low maintenance, enjoyment and outdoor living. One of the standout features is the extensive balcony offering breathtaking views towards Canford Heath and the Purbecks beyond, ideal for relaxing or hosting.

A rare opportunity to acquire a home that perfectly balances contemporary design, comfort and location.

- Accommodation is approximately 2,300 sq ft
- Superbly fitted kitchen with built in appliances including induction hob and downdraft extractor, larder, fridge and separate freezer, oven, warming drawer and microwave oven, Franke hot tap, water softener and filtered drinking water
- Luxuriously appointed en suite bathroom/shower rooms to all four bedrooms with heated towel rails
- UPVC double glazing with trifold doors from the sitting room
- Gas under floor heating
- Extensive balcony area with glass balustrade surround
- Superb far reaching views
- French doors from bedrooms three and four open onto the secluded courtyard
- Landscaped gardens designed for low maintenance
- Electric gates and twin electric roller shutter doors to garage
- Alarm system and CCTV
- Outside: The house is approached via a communal paved driveway leading off Middlehill Road. Twin gates which are electrically operated open into a private block paved driveway providing parking for a number of cars. The drive is bounded by high rendered walling. Paved pathways lead all around the house with steps down both sides. The rear garden has a water feature and garden lights, a paved terrace adjacent to the main bedroom and second sitting room which is secluded by side walls. The garden is laid to lawn with an abundance of mature plants and flower borders and boundary hedging. The secluded courtyard area has a water feature and is planted with several palms.

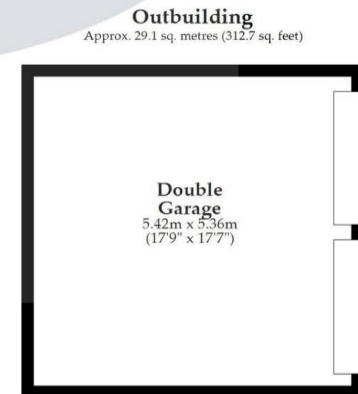
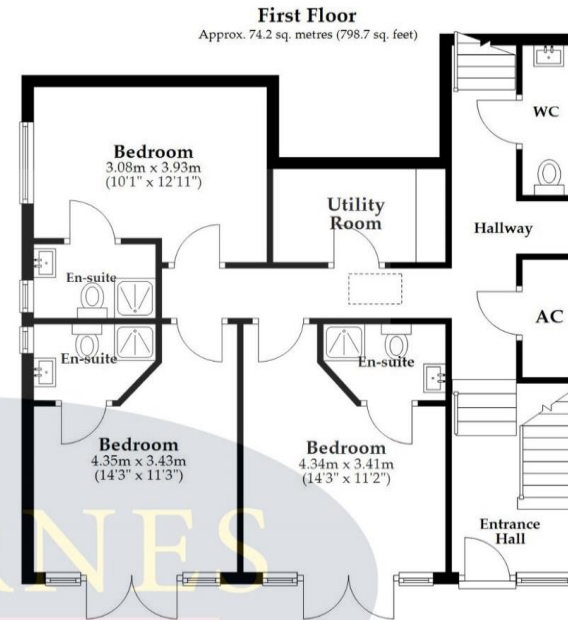
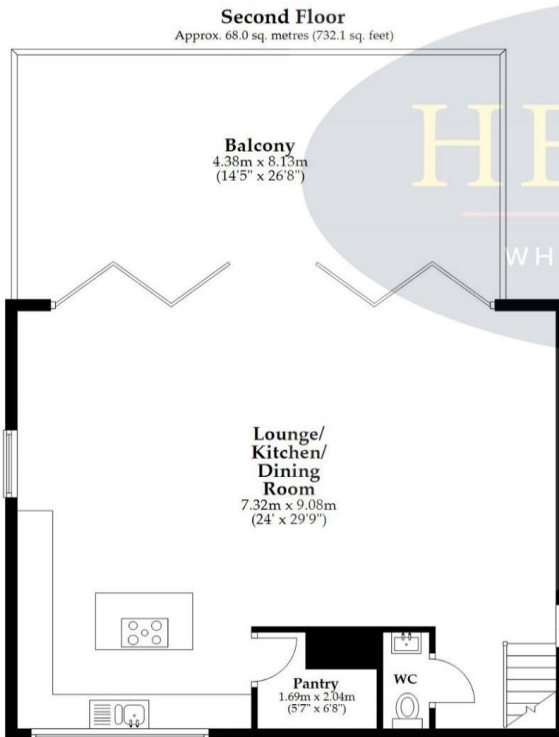
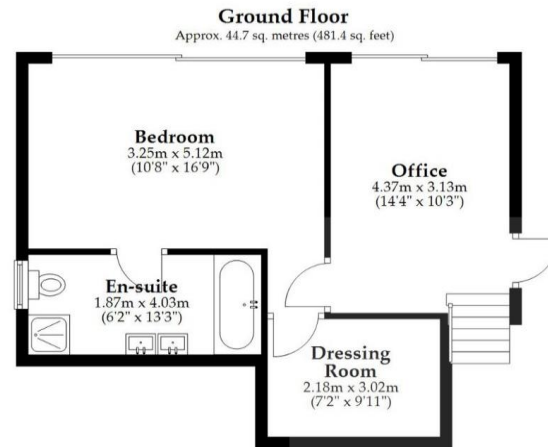
COUNCIL TAX BAND: G EPC RATING: C

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.









Total area approx. 216.0 sq. metres (2324.9 sq. feet)

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









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