



# HEARNES

WHERE SERVICE COUNTS

Colehill  
Dorset, BH21 2LH



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## FREEHOLD PRICE: £565,000

A deceptively spacious four double bedroom, two bathroom detached family home with a generous size kitchen/diner, conservatory and summer house set in an established, well stocked garden at the end of a cul-de-sac.

- Entrance porch ideal for coats and shoes
- Entrance hall with open tread stairs leading to the first floor and storage cupboards
- Large kitchen/diner with breakfast bar and bifold doors opening onto the patio. The kitchen is finished in a range of cashmere colour units with complementary worktops, double oven, induction hob, integrated dishwasher and space for American fridge freezer
- Sitting room with a picture window overlooking the cul-de-sac, a wood burning stove and door to conservatory
- Conservatory with double glazed sliding patio doors opening onto the garden
- Separate utility room with range of white units and complementary worktop, space for washing machine, tumble dryer, fridge and freezer
- Ground floor shower room with corner shower, wash hand basin set in a vanity unit and WC
- Two ground floor double bedrooms both with space for wardrobes
- Two good size bedrooms on the first floor both with fitted wardrobes
- A superb family bathroom with jacuzzi style bath, separate shower cubicle, wash hand basin set in a vanity unit and WC
- Garden that wraps around the rear of the property with three al fresco dining areas and a summer house
- Detached garage with doors into it from both the front and the garden, with parking for three cars

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 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.



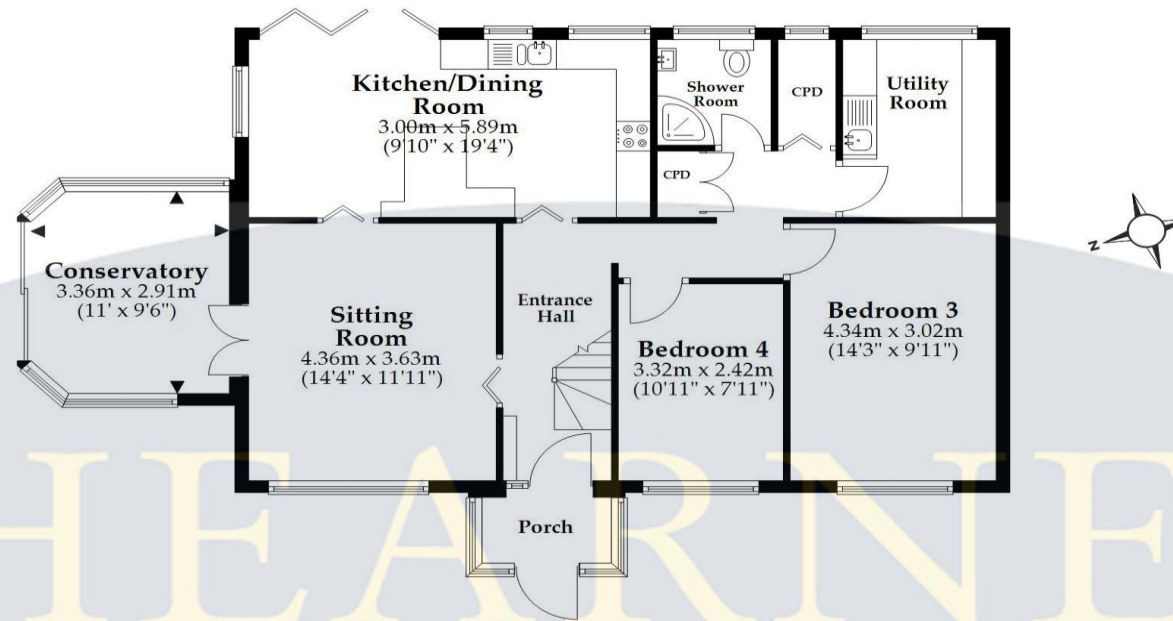






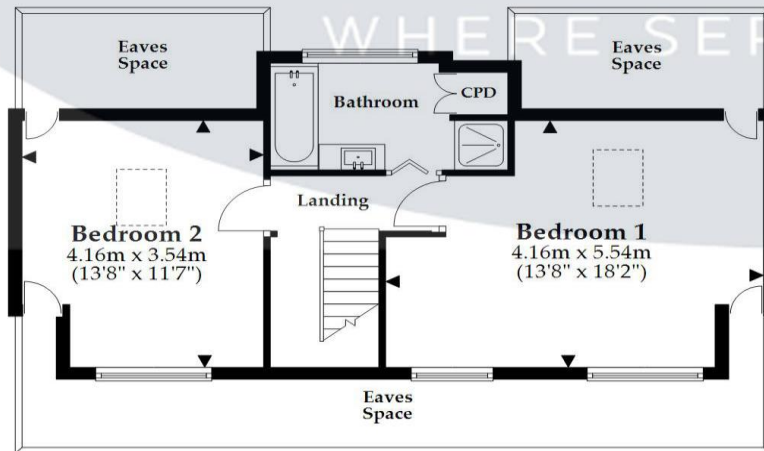
## Ground Floor

Approx. 94.9 sq. metres (1021.3 sq. feet)



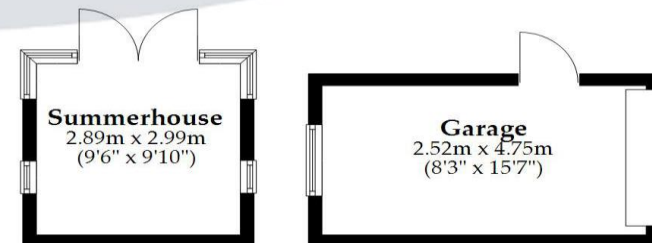
## First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



## Outbuildings

Approx. 20.6 sq. metres (221.9 sq. feet)



Total area: approx. 162.5 sq. metres (1748.7 sq. feet)

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











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