



**HEARNES**

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**Colehill**  
**Dorset, BH21 2SP**



# Colehill, Dorset, BH21 2SP

## FREEHOLD PRICE £700,000

A deceptively spacious and versatile detached chalet style property offering four bedrooms, two reception rooms and two bathrooms. The property benefits from ample off road parking and a garage and is situated on a generous size plot on one of Wimborne's most desirable roads.

- Entrance hallway with majority of the ground floor accommodation with wood block parquet flooring
- Spacious sitting room with feature fireplace with inset wood burner and triple aspect window
- Large separate dining room enjoying a dual aspect
- Kitchen/breakfast room with range of base and eye level units and drawers with complementary worktops, inset gas hob with adjoining electric oven and grill, integrated dishwasher and fridge/freezer, matching display cabinet and space for table and chairs
- Inner hallway with door to utility room and door to garden
- Good size utility room with base units and worktops, space for washing machine and tumble dryer and floor mounted gas boiler
- Downstairs modern bathroom and wet room with bath, shower, wash hand basin, WC and tiled flooring
- Ground floor bedroom with fitted furniture and wardrobe
- Three first floor bedrooms. Main bedroom with walk in wardrobe
- Contemporary bathroom with white three piece suite
- Mostly double glazed and gas heating
- Outside: Tarmac driveway giving ample off road parking with double gates leading to detached garage with pitched roof. Rear garden with patio area leading to good size lawn with flower, tree and shrub borders, two sheds and summer house. Further side garden laid to lawn enjoying a good degree of seclusion

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.





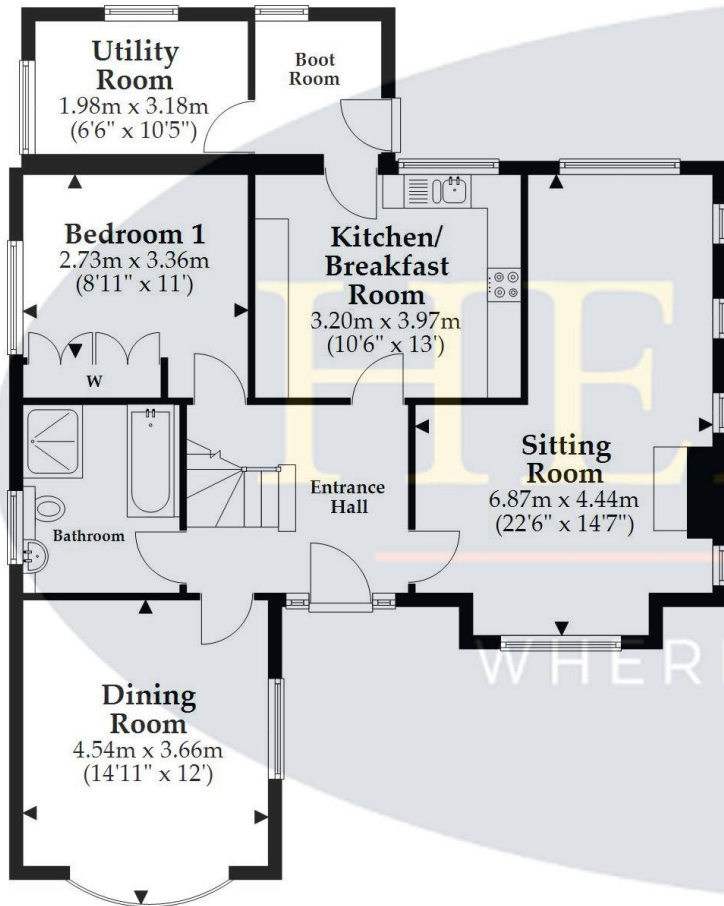






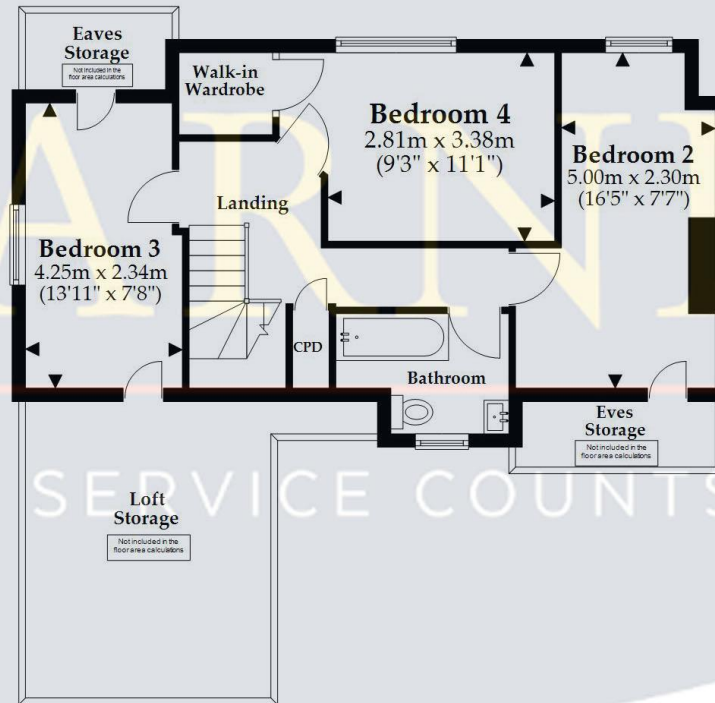
## Ground Floor

Approx. 92.4 sq. metres (994.7 sq. feet)



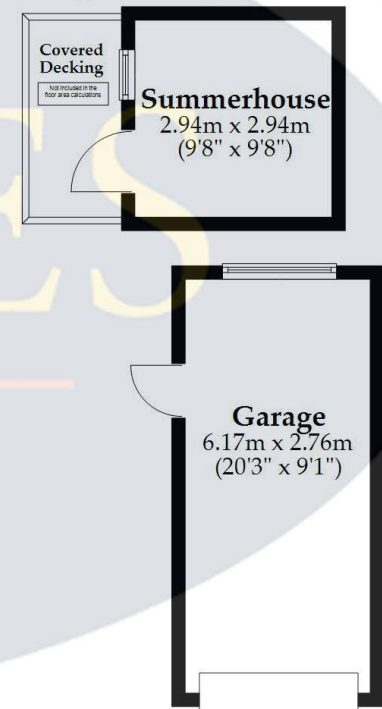
## First Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



## Outbuildings

Approx. 25.7 sq. metres (276.3 sq. feet)



Total area: approx. 168.6 sq. metres (1815.1 sq. feet)

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











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