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Colehill  
Dorset, BH21 2HA

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## FREEHOLD PRICE GUIDE: £695,000

This deceptively spacious detached family home offers four bedrooms and three bathrooms and features a stunning kitchen/lifestyle room, separate utility room and an adjoining one bedroom annexe perfect for guests or extended family, situated on a generous size plot with ample off road parking, garage with a stylish modern design throughout. The property is currently running as an established Bed & Breakfast providing ideal home income.

- Open storm porch leading to entrance hallway with modern cloakroom
- Spacious sitting room enjoying a dual aspect with double doors to kitchen/lifestyle room
- Stunning kitchen/lifestyle room with range of base and eye level units and pan drawers, quartz worktops, inset induction hob with pop up extractor, slide and hide oven with matching multi oven grill and microwave with plate warmer below, integrated dishwasher and waste disposal, hot and cold filter water tap, space for American style fridge freezer, central island with further storage, cupboards and breakfast bar, space for table and chairs and sofas
- Separate utility room with worktop and space for washing machine and tumble dryer
- Ground floor bedroom four with 'jack and jill' door into cloakroom
- First floor landing with ample eaves storage
- Three double bedrooms all with modern en suite shower rooms and built in wardrobes/dressing tables
- Bedroom three has 'jack and jill' door so that the shower room can be accessed via the hallway
- Adjoining ground floor ANNEXE comprising sitting room with conservatory to garden, kitchen, modern shower room and bedroom
- Double glazing and gas heating
- Outside: The front garden is laid to shingle giving off road parking for a number of cars leading to garage/workshop with electric roller door. The rear garden has a large decking veranda ideal for al fresco dining. The garden is then laid to lawn with established tree, flower and shrub borders. There is also a garden shed and summerhouse and to one side a patio area and to the other a vegetable garden

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

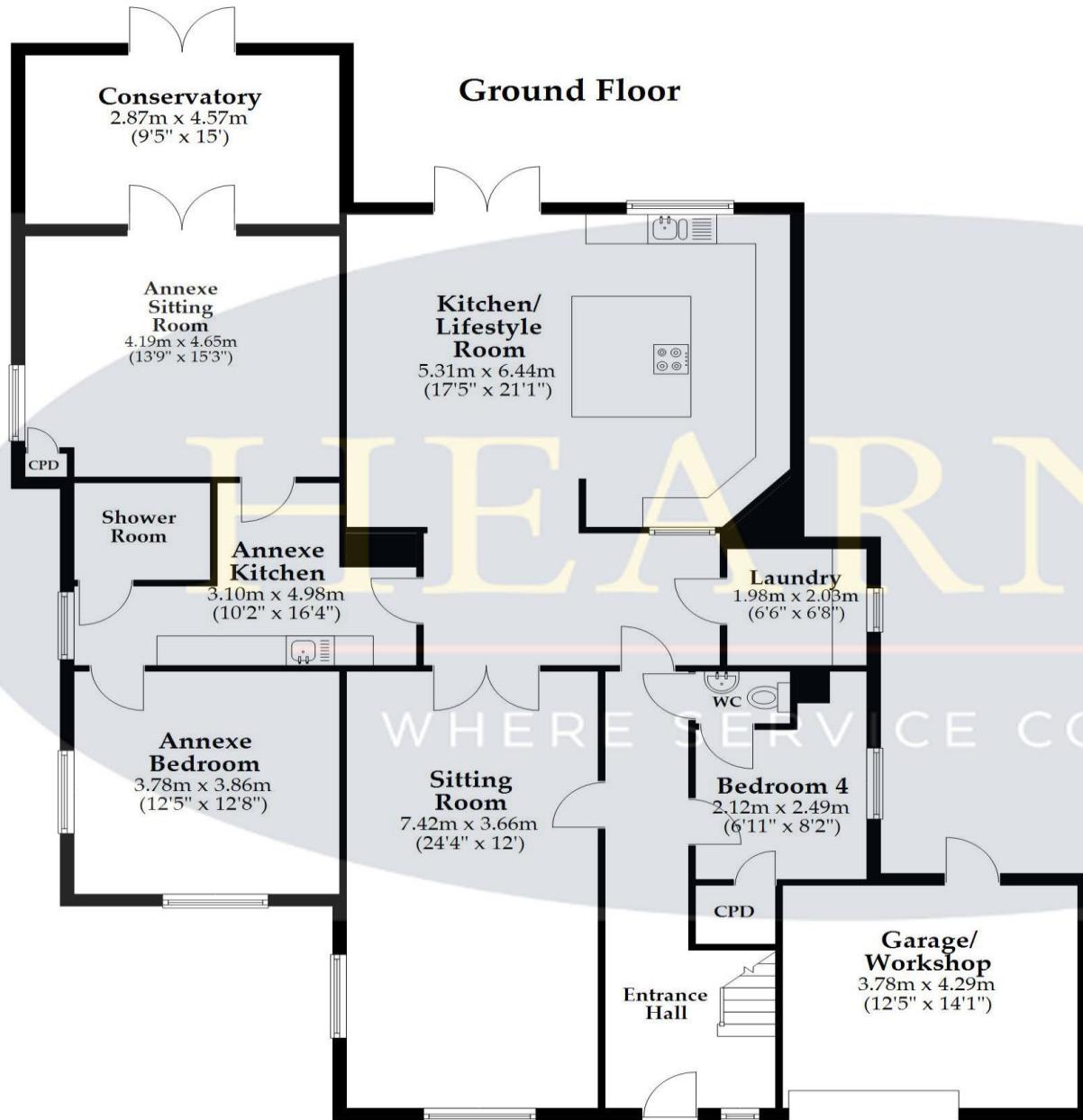
COUNCIL TAX BAND: TBC EPC RATING: C

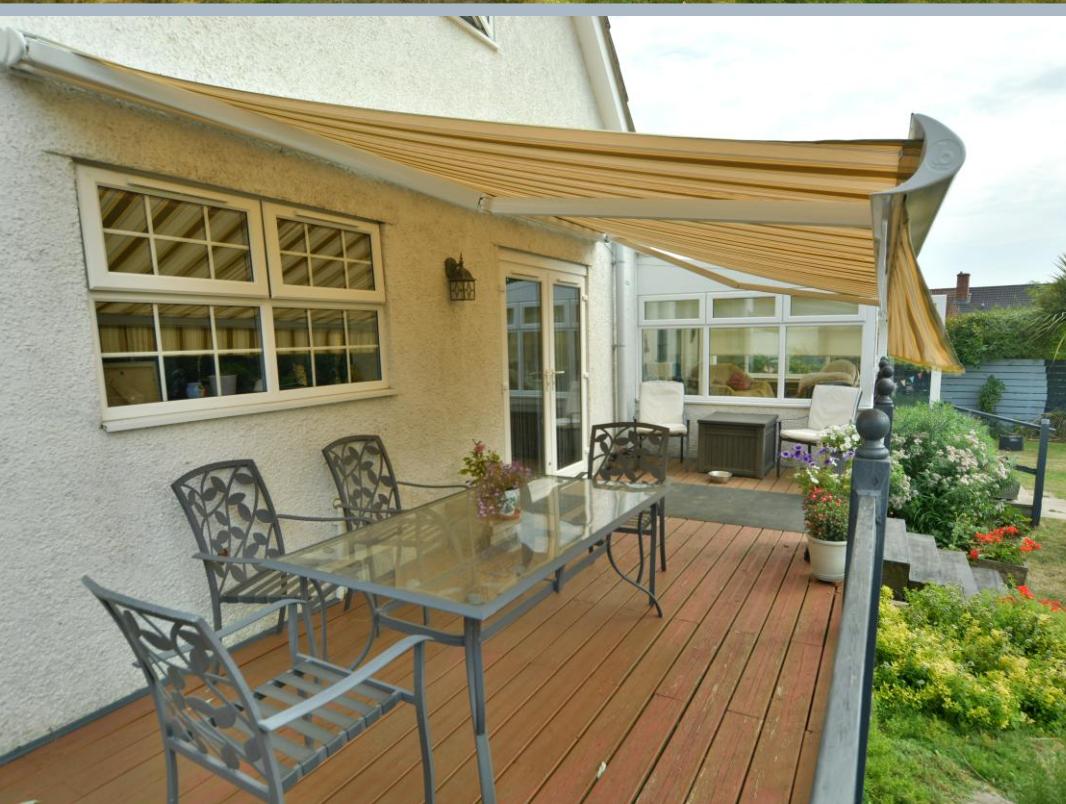
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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.







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