



Colehill, Dorset, BH21 2NA



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## FREEHOLD PRICE £725,000

First time to the market in 29 years, a deceptively spacious three double bedroom, three bathroom and two reception room detached family home set on approximately a quarter of an acre elevated plot with a detached garage, landscaped garden, and ample off-road parking.

- Entrance hallway with storage cupboard and understairs storage
- The kitchen/breakfast room is finished in a range of base and eye level mounted units with complementary quartz worktop including a Siemens double oven, Neff microwave oven, Elica vented extractor fan, Neff induction hob, integrated fridge freezer and space for washing machine and dishwasher
- Extended sitting room with large picture window overlooking the garden and double-glazed French doors opening onto the patio, feature fireplace and double doors opening into the dining room
- Separate dining room (can be used as a fourth bedroom) with elevated views and double doors opening into the sitting room
- Three double bedrooms: two on the first floor, one with en suite bathroom and one with en suite shower room and both with garden views
- Bedroom three (currently used as a study) is on the ground floor and has access to the ground floor shower room
- En suite shower room with shower cubicle, pedestal wash hand basin and WC
- En suite bathroom with bath with shower over, pedestal wash hand basin and WC
- Ground floor shower room with tiled flooring, pedestal wash hand basin, corner shower cubicle and WC
- The property also has a cellar accessed from outside with power and light and underfloor access to all the services and the boiler
- Outside: Well-stocked mature garden that has been looked after for 29 years and offers various sitting and dining areas, ideal for al fresco dining

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.



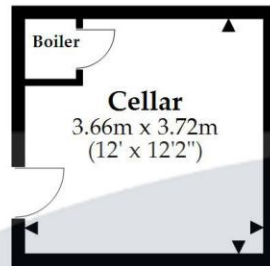






## Basement

Approx. 13.6 sq. metres (146.6 sq. feet)



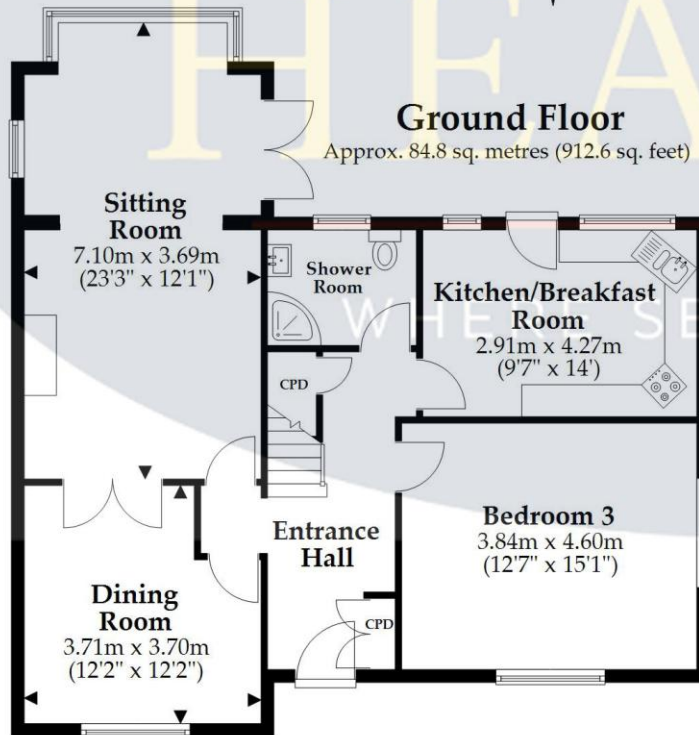
## First Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



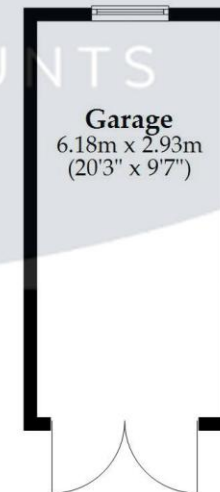
## Ground Floor

Approx. 84.8 sq. metres (912.6 sq. feet)



## Garage

Approx. 18.1 sq. metres (194.9 sq. feet)



Total area: approx. 164.3 sq. metres (1768.1 sq. feet)

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











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