



**HEARNES**  
WHERE SERVICE COUNTS

**Colehill**  
**Dorset, BH21 2RR**

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## FREEHOLD PRICE: £1,100,000

An exceptional five-bedroom contemporary detached home offering over 3,200sq ft of beautifully designed accommodation, set at the end of a private lane in sought after Colehill, featuring a striking circular layout with open plan living and a secluded south-easterly garden backing onto woodland.

- Modern family home built in 2011 combines bold architectural design with high specification living
- Stunning open plan kitchen/family room extending to almost 40ft across the rear with vaulted ceiling with rooflights and three sets of full height bi-fold doors providing seamless access to the garden
- Contemporary kitchen fitted with premium Schmidt units complimented by black quartz worktops and breakfast table. Integrated appliances include twin Bosch ovens, induction hob, microwave, warming drawer, dishwasher, wine cooler and full height fridge
- Separate utility room with space for laundry appliances and internal access to double garage
- Superb circular dining/reception hall setting the tone for the homes unique design
- Two ground floor bedrooms (one with ensuite wet room)
- Stylish cloakroom and a good size study overlooking the garden
- Lower ground floor media/cinema room along with a separate tech room housing the ventilation system
- Impressive circular main suite features a freestanding bath and doors opening onto a balcony, ambient LED lighting, a fitted dressing room and a spacious en suite wet room
- Two further bedrooms (one with an en suite) and a modern Jack & Jill bathroom
- The property is approached via a private gated driveway leading to a generous size block paved courtyard, providing ample off-road parking and access to the double garage
- The rear garden enjoys a south -easterly facing aspect and backs directly onto woodland creating a private and tranquil setting. It features level lawns, a large entertaining deck, mature trees and planting, outside lighting, additional seating areas, a timber shed and an artificial grass sports space. There is a detached garden studio with a bi-fold door offering excellent flexibility as a home office or gym

This exceptional home enjoys a private position and is within 1.5 miles of the delightful market town of Wimborne. There is an excellent choice of schools both in the state and private sectors, the well reputed Castle Court & Dumpton private schools being close by as well as Canford and Bryanston Senior schools. The local schools include Allenborn Middle, St Michaels and QE Upper School which are very well regarded.

EPC RATING: C

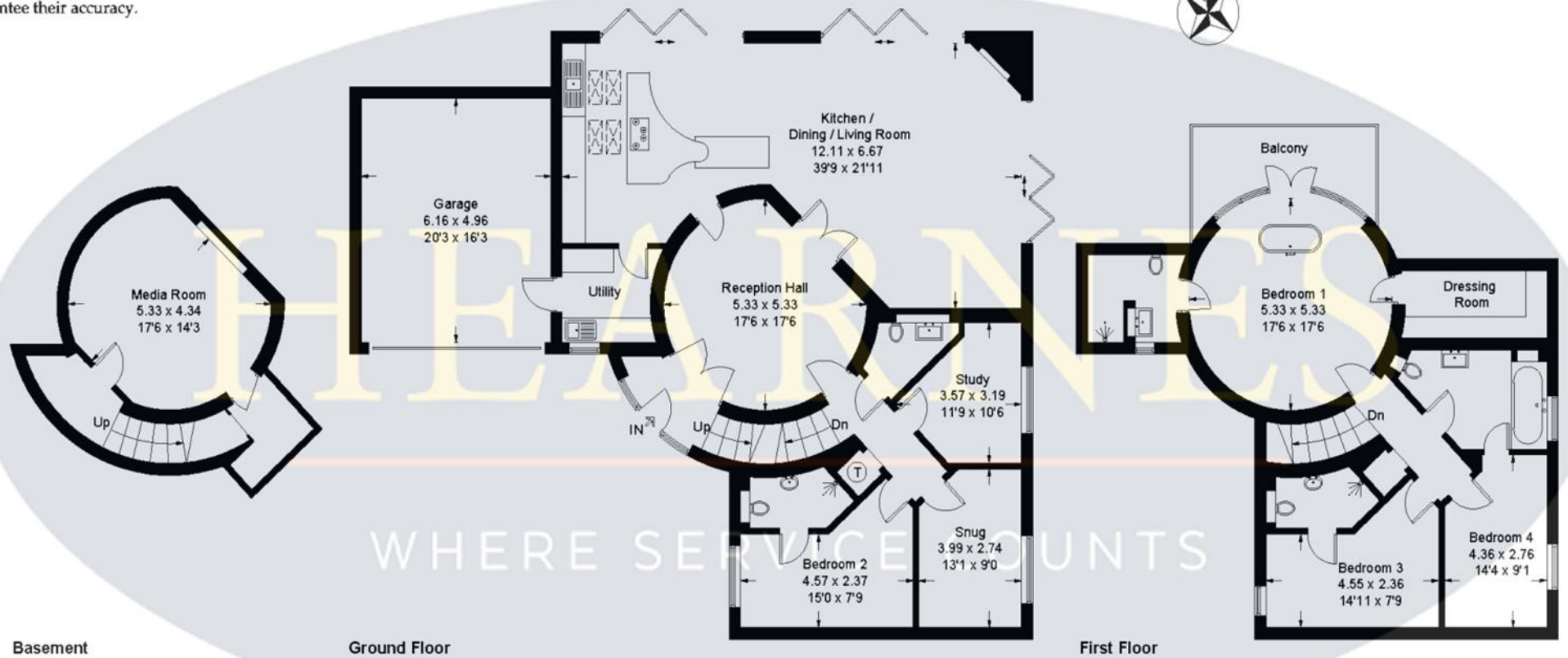
COUNCIL TAX BAND: G

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.





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



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Approximate Gross Internal Area = 302 sq m / 3255 sq ft

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







[www.hearnes.com](http://www.hearnes.com)

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