



FOR SALE

**Colehill
Dorset, BH21 2LP**

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FREEHOLD PRICE GUIDE: £650,000 - £675,000

A spacious and versatile detached family home offering four double bedrooms, two bathrooms, a large kitchen/diner as well as studio and laundry/games room. The property is situated on just under a quarter of an acre plot in a quiet cul de sac location.

- Large entrance hallway with under stairs storage cupboard and modern fitted cloakroom
- Good size sitting room with engineered oak flooring and inset wood burner enjoying a dual aspect with French doors to patio and garden
- Spacious kitchen/dining room with range of base, eye level units and pan drawers with complementary worktops, integrated dishwasher and washing machine, six ring range cooker with extractor fan over, American style fridge freezer, space for table and chairs, rear aspect window and French doors into garden
- Studio/study (currently used as a therapy room) with range of fitted units, wash hand basin and cupboard housing gas boiler
- Laundry/games room (formerly part of the original double garage (which could be reinstated), storage space and door to outside
- Four double bedrooms
- Main bedroom with built in wardrobes and en suite bathroom with corner bath, wash hand basin, WC and fully tiled walls
- Three further double bedrooms all with built in wardrobes
- Family bathroom with bath, separate double shower cubicle, vanity unit with wash hand basin, WC, shaver point and fully tiled walls
- Double glazing and gas heating
- Feature tiled flooring in hallway, cloakroom, kitchen/dining room and studio
- Outside: A tarmac driveway provides ample off road parking. The front garden is laid to lawn with well stocked borders. The rear garden is set on just under a quarter of an acre and has a large terrace patio ideal for al fresco dining with wood storage, central steps lead up to a sloping lawn with established tree, flower and shrub borders and enjoying a good degree of privacy

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

COUNCIL TAX BAND: F EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

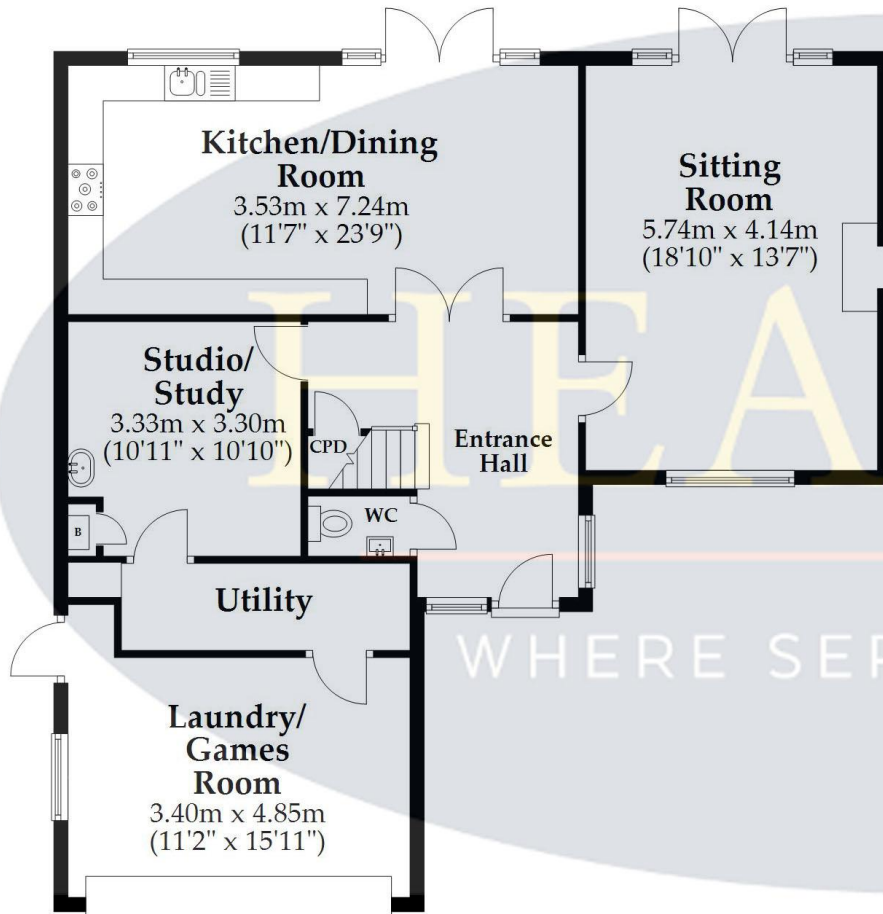




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

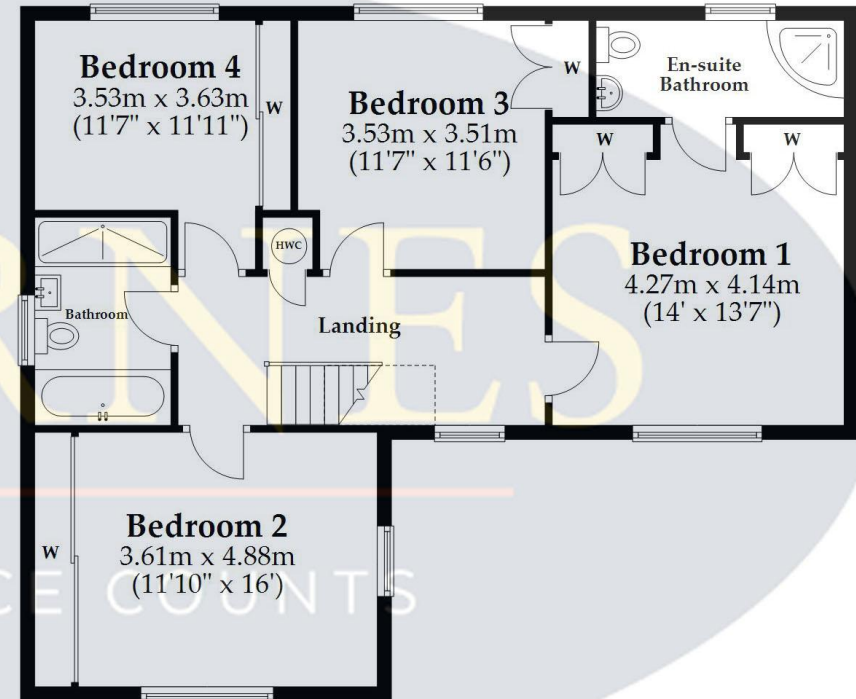
Ground Floor

Approx. 99.6 sq. metres (1071.7 sq. feet)



First Floor

Approx. 84.5 sq. metres (909.6 sq. feet)



Total area: approx. 184.1 sq. metres (1981.2 sq. feet)

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







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