



HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 7AU

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FREEHOLD PRICE GUIDE £435,000

Superbly presented three bedroom non estate semi detached house in a sought after semi rural location with the benefit of a well stocked garden running down to open countryside and with far reaching views towards either Cranborne Chase or Cannon Hill. No forward chain.

- Attractive white rendered elevations upon a stone plinth
- UPVC double glazed doors and windows, Gas fired central heating
- Entrance hall
- Sitting room with front aspect, glass doors to spacious dining room which has patio doors to conservatory and ceramic tiled floor and casement doors to garden
- Useful study with fitted shelves and cupboards
- Well appointed kitchen with good range of floor and wall units, ample worktops and matching breakfast bar, split level double oven, ceramic hob, integral fridge/freezer, plumbing for dishwasher, cupboard house wall mounted Worcester gas fired boiler
- Separate utility room with plumbing for washing machine, side entrance door
- Cloakroom with wc and wash basin
- Two double bedrooms with fitted wardrobes with far reaching views
- Large single bedroom with view
- Stylish bathroom with large bath, separate curved glass shower and ceramic tiled floor
- Extensive shingled driveway and parking area
- Rear garden with patio areas, lawns, well stocked beds, lily pond, greenhouse and garden shed

Colehill is a sought after residential area with good local shops, Post Office, First & Middle schools, library and village hall. The vibrant town centre of Wimborne is approximately two miles away with a host of shops and restaurants plus the renowned Tivoli theatre.

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor

Approx. 72.9 sq. metres (784.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 114.5 sq. metres (1233.0 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

