



HEARNES

WHERE SERVICE COUNTS

**Colehill
Dorset, BH21 2LW**

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FREEHOLD PRICE: £675,000

A charming character family home built circa 1700 giving a rural feel and offering four bedrooms, two reception rooms, (both with open fires), two bathrooms, garage and ample parking.

There is also a one-off opportunity to purchase a pair of semi-detached family homes both on the market at the same time with Hearnnes and Christopher Batten set on a very generous combined plot approximately half of an acre.

- Entrance hall with exposed wooden floors boards 1/4 turn staircase and access to cloakroom
- Country style kitchen/breakfast room with terracotta tiled flooring and beam ceiling with a range of oak effect units and complementary wooden worktops and Belfast sink
- Dining room with open fireplace and exposed wooden floor, access to rear porch
- Generous size sitting room with exposed wooden floor, open fire, double doors opening onto the decked area overlooking the impressive front drive
- Cloakroom with wash hand basin and WC
- Rear porch with space for coats and shoes and access to rear garden
- Four good size bedrooms all with views over the garden, the main bedroom with en suite shower room with shower cubicle, wall mounted wash hand basin and WC
- Family bathroom with shower over bath, wash hand basin set in a vanity unit and WC
- Approximately 400 ft of gardens with vegetable plot with access to Green Bottom via a woodland path (belonging to number 1). Plot size is 0.27 of an acre with access to Mallard Road as well

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 and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants, coffee shops and public houses.

COUNCIL TAX BAND: E EPC RATING: C

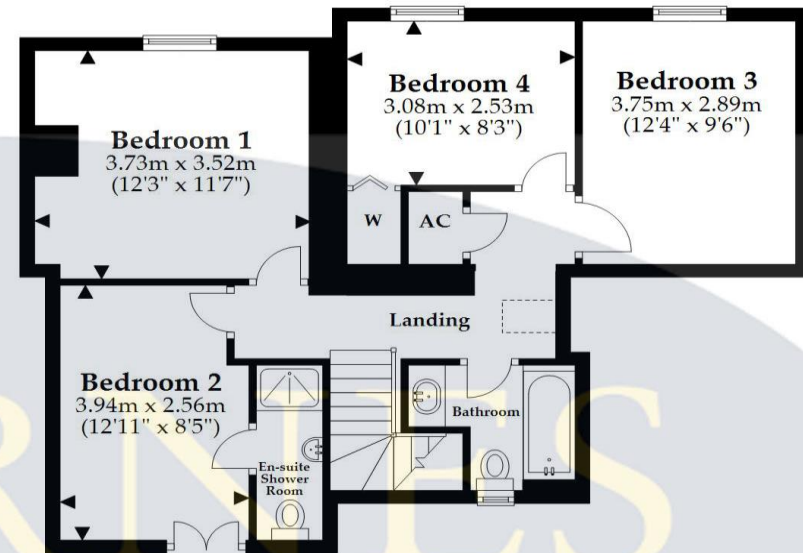
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





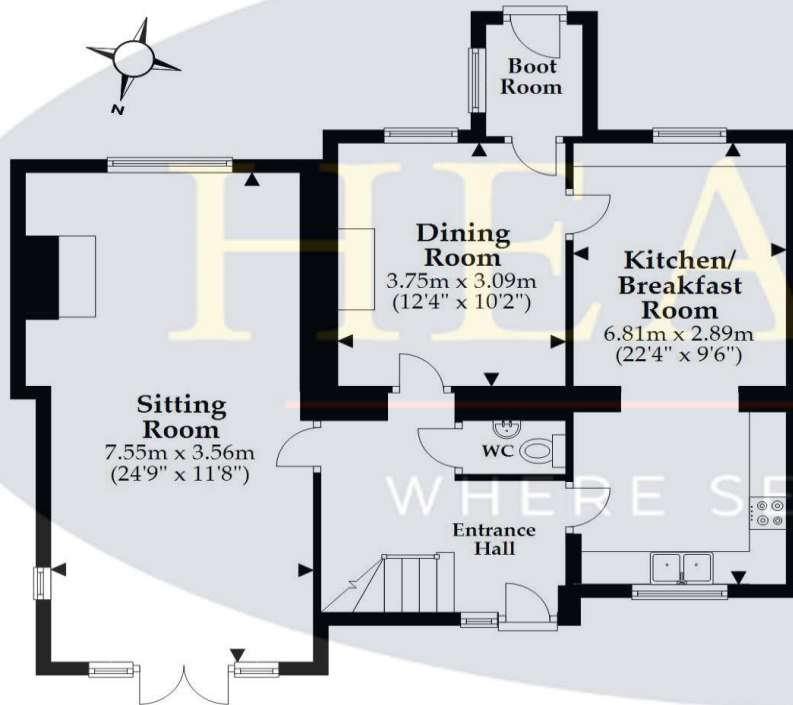
First Floor

Approx. 63.6 sq. metres (684.6 sq. feet)



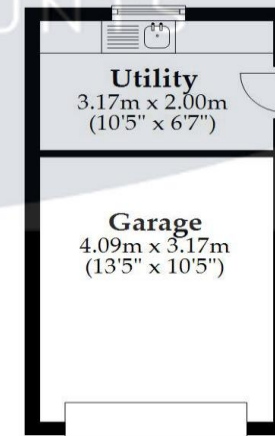
Ground Floor

Approx. 75.4 sq. metres (811.6 sq. feet)



Outbuilding

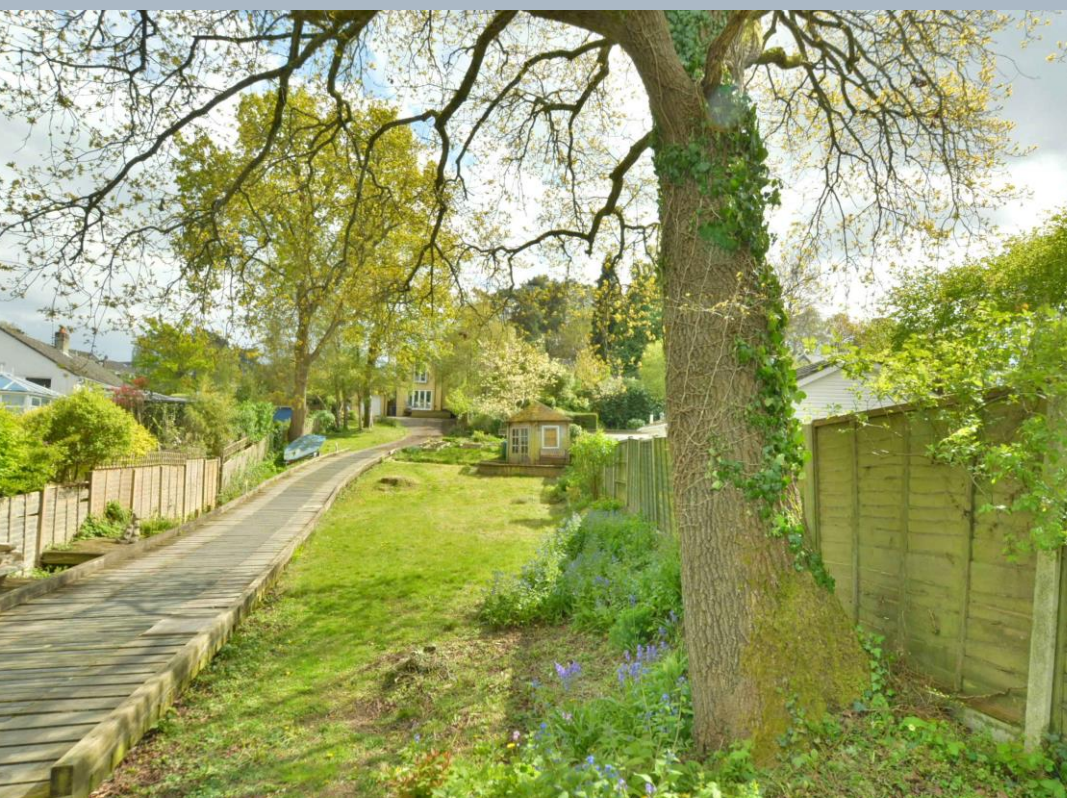
Approx. 19.6 sq. metres (211.2 sq. feet)



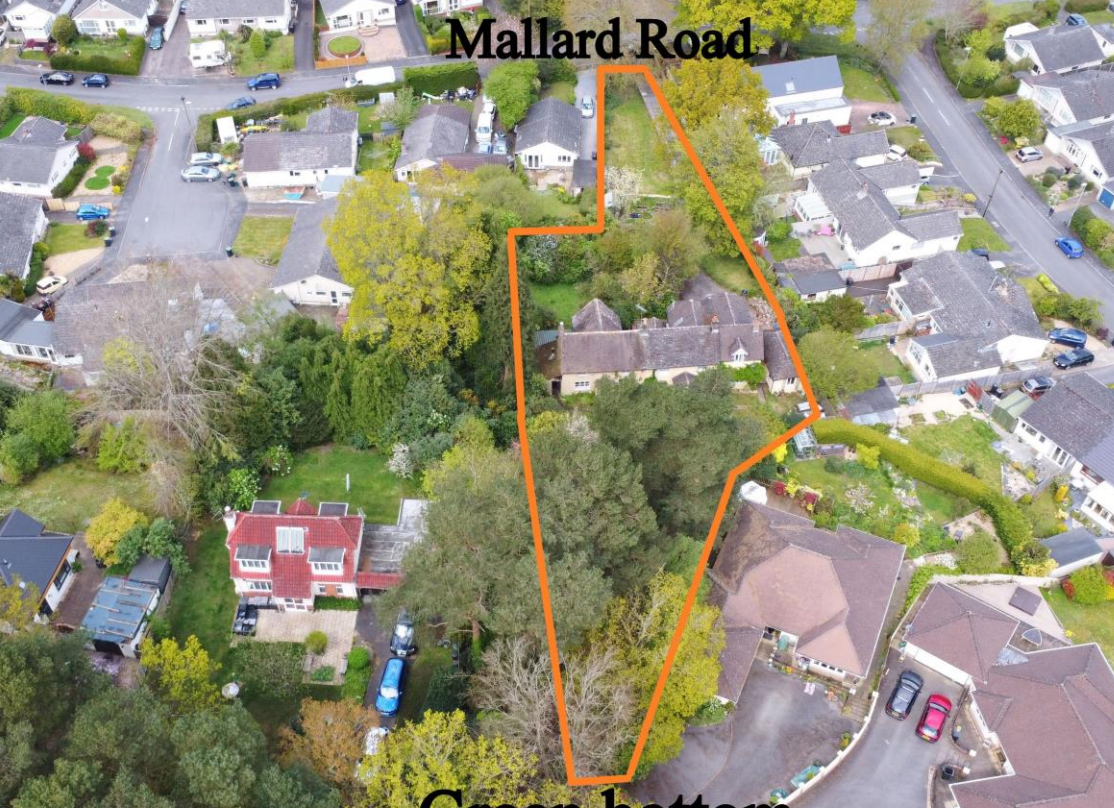
Total area: approx. 158.6 sq. metres (1707.4 sq. feet)

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





Mallard Road



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