



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 7AT

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FREEHOLD PRICE: OFFERS IN EXCESS OF £800,000

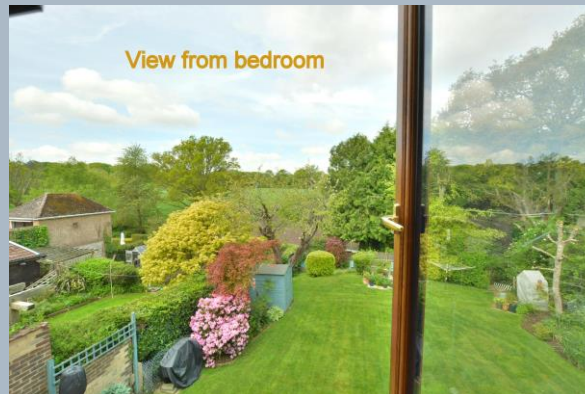
An immaculately presented substantial family residence offering over 1,914 sq ft set on a large plot with countryside views, four double bedrooms, two bathrooms, generous size kitchen/diner, spacious sitting room, integral garage and off road parking for several cars.

- Storm porch ideal for shoes and boots
- Spacious entrance hall with tiled floor and 1/4 turn staircase leading to the first floor landing
- Separate cloakroom with low level flush WC and wash hand basin
- Good size kitchen/diner with good cupboard space as well as under stairs storage. Kitchen with range of oak units and complementary granite worktops, brand new Rangemaster cooker with induction hob (to be included depending on offer), integrated dishwasher and fridge/freezer. Doors opening onto patio and separate side access to front and rear
- 25'9"ft sitting room with feature fireplace and sliding doors opening onto the patio
- Second reception room/bedroom four with bay window overlooking front garden
- Large landing with ideal study area
- Three large double bedrooms
- 20' x 13' main bedroom with full range of fitted wardrobes and furniture, en suite shower room and countryside views. The fully tiled en suite shower room has corner shower, wall mounted wash hand basin, heater towel rail and low level flush WC
- Family bathroom with jacuzzi style 'p' shaped bath with shower over, pedestal wash hand basin and low level flush WC
- Rear garden has large terrace patio area with central steps leading down to an expansive lawn with mature flower, tree and shrub borders, enjoying countryside views
- Integral garage with utility area and plumbing/power for washing machine and tumble dryer
- Off road parking

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 2.2 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

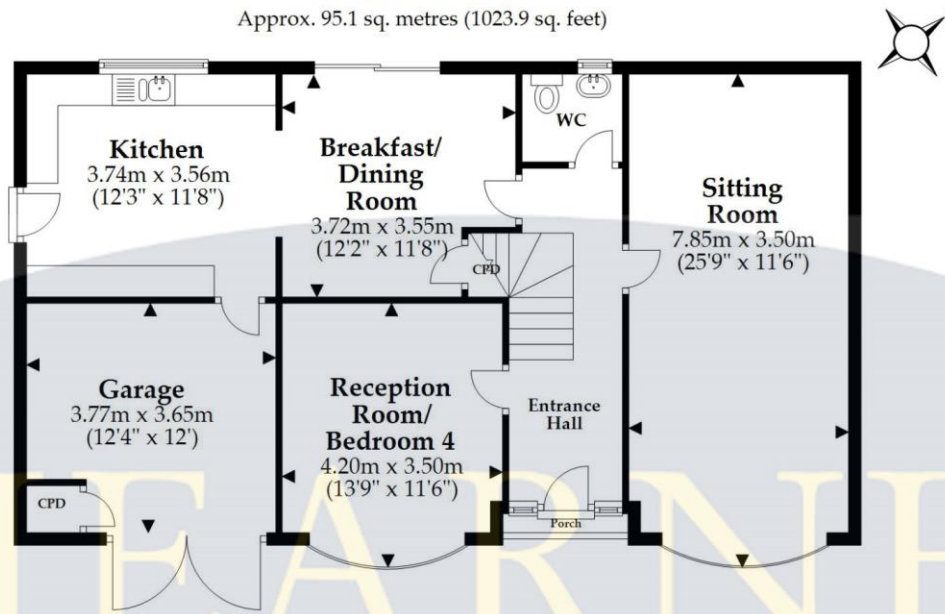
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





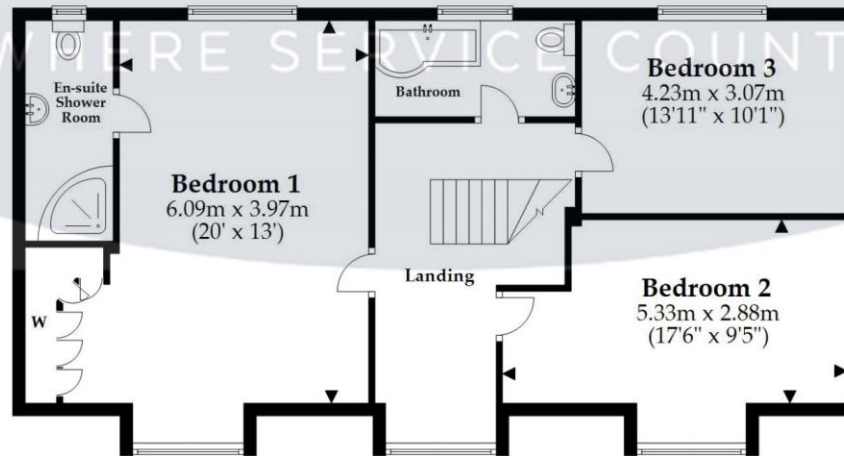
Ground Floor

Approx. 95.1 sq. metres (1023.9 sq. feet)



First Floor

Approx. 82.7 sq. metres (889.9 sq. feet)



Total area: approx. 177.8 sq. metres (1913.9 sq. feet)

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







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www.hearnes.com

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