



47 Merley Ways,
Wimborne, Dorset,
BH21 1QN

A spacious and well presented architect designed style detached house, set in a well established residential road less than a mile to the south of Wimborne town centre, with a large, south facing rear garden of approximately 100ft.

ASKING PRICE: £700,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



The property has undergone a complete programme of refurbishment and extension in 2013 and provides spacious, open plan, living accommodation and now forms a bespoke family house with some vaulted ceilings, contemporary style open plan kitchen/living room with a delightful aspect over the rear garden, spacious bedrooms, and the principal bedroom has a seating area, dressing room and en suite shower room.

Merley Ways in a highly sought after residential road, close to the banks of the River Stour where there are many scenic walks. Local bus services connect to Poole, Bournemouth and Wimborne Minster town centre. There is a wide range of amenities with excellent schools and country walks.

Refurbished to a high standard of specification, the property incorporates a number of fine



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features with stylish, flexible accommodation to meet a number of individual requirements.

The accommodation comprises of a large covered entrance way with security lighting. A front door leads to the main reception hall where there is an understairs storage cupboard and separate cloaks cupboard.

The superb open plan kitchen/dining/living room has underfloor heating. The kitchen is fitted with a contemporary range of Wren high gloss units and granite worktops. There are a number of integrated appliances which include a fridge/freezer, dishwasher, AEG electric double oven, AEG six burner gas hob unit with cooker hood above. Sink with filtered water tap. The island unit has an oak worktop. The living/dining area has a feature gas fire. Along the entire length of one wall, there are double glazed sliding full height patio doors leading to the rear garden.

Off the living room, there is a rear lobby/boot room with a deep cupboard housing a Worcester



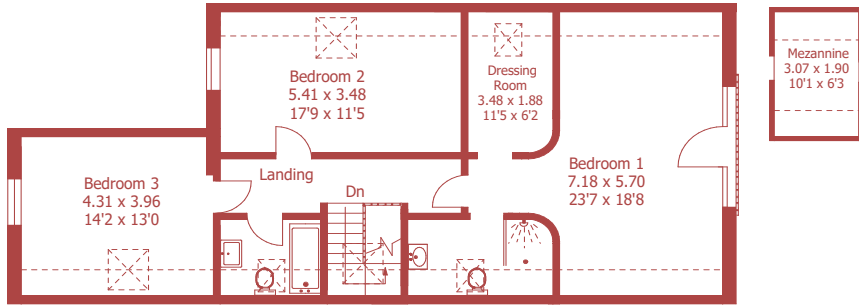
gas fired central heating boiler and pressurised hot water tank, and a double glazed door leads to a side entrance. Bedroom four/office has double glazed dual aspect windows and Karndean flooring which extends through the ground floor area. Ground floor shower room with walk-in shower, WC, wash hand basin, laundry cupboard with appliance space and plumbing for washing machine and tumble dryer.

From the reception hall, a staircase leads to the FIRST FLOOR where there is a high vaulted ceiling. Bedroom one has a high vaulted ceiling with access to a mezzanine floor with access to the loft space. A double glazed door provides access to a Juliette balcony. En suite shower room with concealed low cistern WC, wash basin, shower and ladder rack style radiator. Off the bedroom, there is a dressing room.

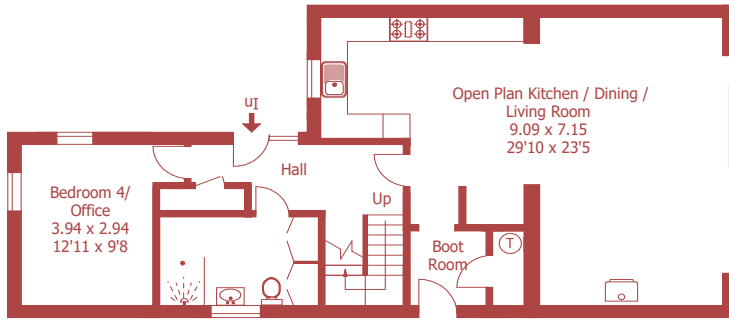
Bedroom two has a raised platform for the bed, skylights and vaulted ceiling. Bedroom three has a vaulted ceiling with a skylight. The bathroom comprises a panelled bath with shower attach-



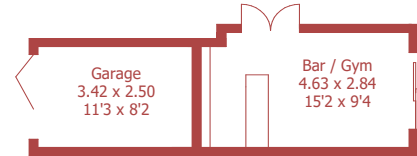
Approximate Gross Internal Area :- 189 sq m / 2032 sq ft
Garage / Bar - Gym Approximate Gross Internal Area :- 22 sq m / 239 sq ft



First Floor



Ground Floor



For identification purposes only, not to scale, do not scale

DISCLAIMER:

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ment and glazed shower screen, WC, wash hand basin, ceramic decorative tiled floor and ladder rack style radiator.

Outside, the front garden is well stocked with a variety of specimen shrubs and plants. A long driveway extends to the side of the property where there are high timber gates which lead to a DETACHED GARAGE with timber swing doors, lighting and power points. To the rear of the garage, there is a family entertaining room. This room is multi purpose and could form a gymnasium or home office. A casement and patio door lead to the rear garden.

The rear garden has been arranged for ease of maintenance and has artificial lawns. There is a Canadian maple specimen tree. To the rear section of garden, there is a childrens play area with a gated access to Willett Road where there are lovely country walks.

The picturesque market town of Wimborne Minster is centred around a charming town square





and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne, proceed south along Poole Road, going over Canford bridge. Proceed up Oakley Hill and take the first turning on the right into Merley Ways. On reaching the 'T' junction, turn left and follow the road round. The property can be found on the left hand side.

COUNCIL TAX: Band D

EPC RATING: Band C



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