



105 Merley Ways  
Wimborne  
Dorset | BH21 1QP

A rare opportunity to acquire an older style 3 bedroom detached bungalow backing onto and with stunning views over the water meadows of the River Stour towards Wimborne.

ASKING PRICE: £685,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



Merley Ways is a popular, established residential location less than a mile to the south of Wimborne town centre, with easy road access to the coastal town of Poole which has a mainline rail link to London Waterloo. There are excellent schools for all age groups within easy reach including boys' and girls' grammar schools, Dumpton Preparatory School, Castle Court and Canford.

Originally built in the 1960s, the present owners, who have been in occupation since 1997, have maintained the bungalow to a very good standard. It benefits from gas central heating, and UPVC double glazed windows and doors throughout. The property is traditionally built with elevations of Purbeck stone and colour-washed render, under a concrete tiled roof.



4



5



3



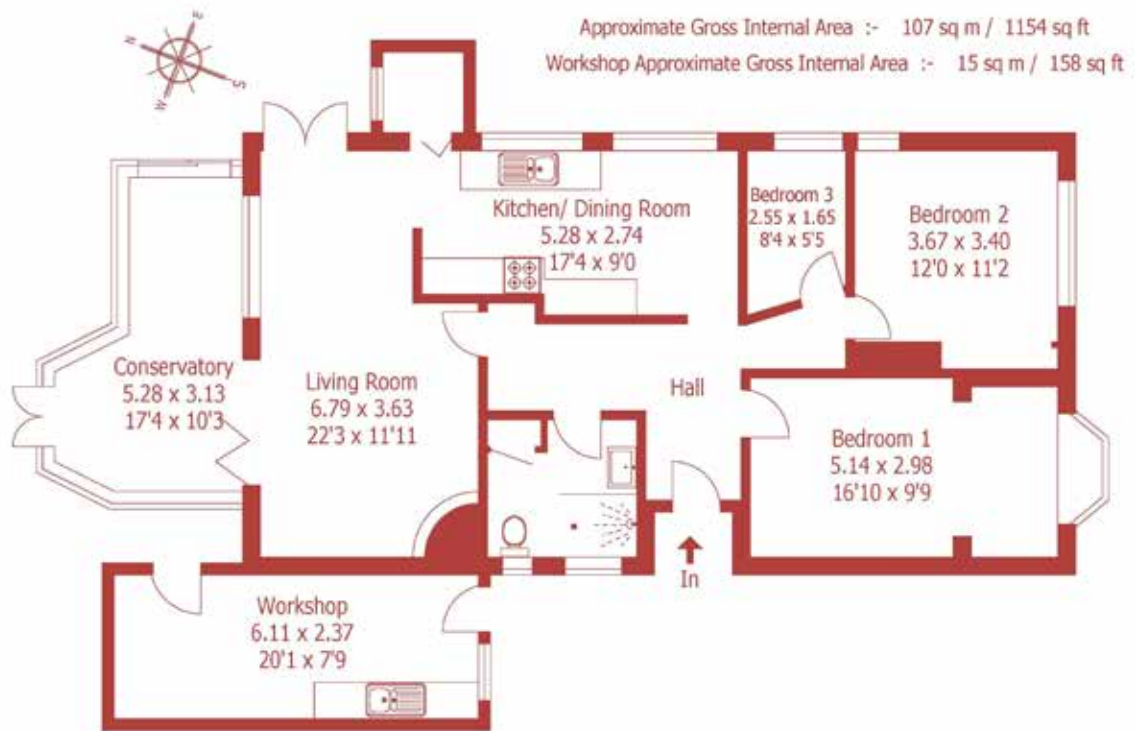
A covered entrance way leads into an entrance hall with loft access and quality flooring. The large living room features a brick fireplace (with raised hearth and inset wood burning stove), and a pair of double glazed casement doors to the garden. Hardwood glazed bifold doors lead to a superb L-shaped conservatory with magnificent views over the water meadows and the River Stour, quality oak laminate flooring, a polycarbonate roof, full height UPVC double glazed windows, and double glazed casement doors to outside. The modern kitchen/dining room comprises a range of units, ceramic sink, post formed work surfaces, double fan oven, 4-burner gas hob, extractor, integrated dishwasher, fully tiled walk-in larder, and space for table and chairs. Bedroom 1 has a large, walk-in square bay window overlooking the front garden, and bedroom 2 is a spacious double room with a wardrobe recess. Bedroom 3 is presently used as a study. The shower room has a large, walk-in double shower cubicle (with fixed glass



screen), vanity unit (with inset wash basin), WC, built-in cupboard and partly tiled walls.

There is a paved and paved driveway which leads into a double length car port, and the former garage is now used as a workshop and laundry room with a door to the rear garden. The front garden is enclosed by a low brick wall, close boarded fencing and a privet hedge, and is laid for ease of maintenance with shingle beds ideal for pots, wisteria and an acer. There is a large rear garden set on several levels with stunning open views. For ease of maintenance, the garden has a shingle terrace with paved stepping stones, an area planted with a wealth of trees and shrubs, a water butt and a garden store. Steps lead down to a small terrace with stone stack walling and a balustrade with clematis, and to the lower garden, where there is a lawn, a vegetable garden area and a greenhouse.





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

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From Wimborne, proceed south along Poole Road going over Canford Bridge to Oakley Hill. Turn first right into Merley Ways and at the junction, turn right. The property can then be found on the right hand side.

Council Tax : E

EPC : D







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