



6 MERLEY GARDENS, MERLEY, WIMBORNE, DORSET, BH21 1TB
£525,000 FREEHOLD

AN EXCEPTIONALLY SPACIOUS 3 BEDROOM, 3 RECEPTION ROOM, 2 BATHROOM DETACHED HOUSE IN A DESIRABLE LOCATION CLOSE TO MERLEY'S FIRST SCHOOL, OAKLEY SHOPPING CENTRE, LOCAL GP AND BUS ROUTES.

SUMMARY:

The property has off road parking for several vehicles, an integral garage, and an enclosed rear garden with a large terrace and a sunny westerly aspect.

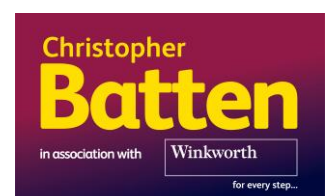
DESCRIPTION:

A spacious entrance lobby leads to a hallway and stairs. The generously sized sitting room has large picture windows, a stone fireplace with gas fire (currently disconnected), and an under stairs coat cupboard. An inner hallway gives access to the dining room, conservatory and kitchen, all with access to the terrace, and a ground floor cloakroom.

AT A GLANCE

- Spacious sitting room
- Dining room, conservatory & kitchen/breakfast room
- Downstairs cloakroom
- Principal suite with study area & en suite
- 2 further double bedrooms & bathroom
- Off road parking & integral garage
- Scope for extension STPP

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The lounge at the front of the house is unusually large and can accommodate a large family or gathering comfortably.

The bright dining room and conservatory face the terrace and rear garden and have glazed sliding doors. They can be used as formal dining room, second sitting room or family room.

The kitchen breakfast room has a range of white units providing extensive storage. There is an electric hob, integrated double oven, stainless steel sink, dishwasher and washing machine. There are doors to the terrace and to the garage.

The stairs from the hall lead to a first floor landing with airing cupboard, loft hatch and doors to the bedrooms and family bathroom.

The L shaped principal bedroom is surprisingly spacious, with a study area, a range of fitted wardrobes and an en suite shower room. Bedroom 2 is a substantial double to the front of the house with a triple wardrobe, and Bedroom 3 is another good-sized double overlooking the rear garden.



The tiled family bathroom has a bath with overhead shower attachment, basin, WC and mirrored cabinets.

The front garden is mainly laid to stone for ease of maintenance and has a large tarmac driveway with off road parking for several cars. The wide integral garage (with meters, fuseboxes and power) is accessed via a roller shutter door with remote controls.

A side gate leads to the rear garden which has a large terrace, (also accessible from dining room, kitchen and conservatory). Steps lead down to the rest of the enclosed garden which has mature planted areas, a greenhouse and a timber shed.

LOCATION:

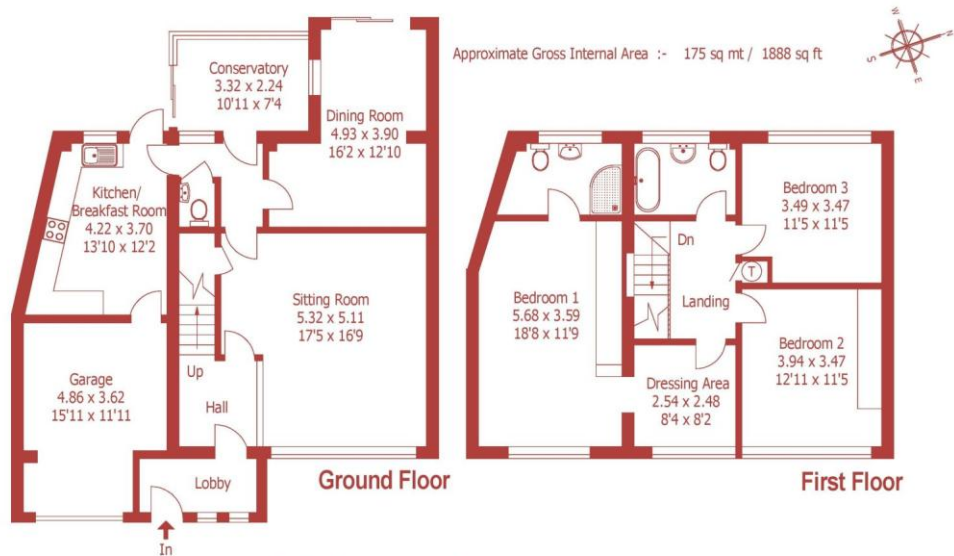
Merley offers local shops, a health practice, a First School, a community centre and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

COUNCIL TAX: Band E

DIRECTIONS:

From Wimborne proceed along Poole Road and over Canford Bridge. Continue up Oakley Hill and at the traffic lights, turn left into Oakley Lane. Take the first right hand turning into Oakley Straight and at the end of this road, turn left into Merley Lane and first right into Merley Gardens.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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