



2 COCKERELL CLOSE, MERLEY, WIMBORNE,  
DORSET, BH21 1XT  
PRICE GUIDE: £500,000-£520,000 FREEHOLD

**A LARGE AND WELL  
PRESENTED 4/5 BEDROOM  
FAMILY HOME ON A PRIME  
CORNER PLOT. IT PROVIDES  
SPACIOUS OPEN PLAN AND  
FLEXIBLE GROUND FLOOR  
ACCOMMODATION, AND IS  
LOCATED ON THE POPULAR  
MERLEY ESTATE.**

**Council Tax: Band E**

Built in the 1970s, and well maintained, the property underwent a side extension in 2015 to provide a ground floor study or fifth bedroom and a garden room. It benefits from gas central heating, A rated UPVC double glazing, a detached garage, parking for 3 or more cars and a large rear garden. The property is fitted with solar panels that provide an income of approximately £1500 per annum.



**Wimborne** | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)





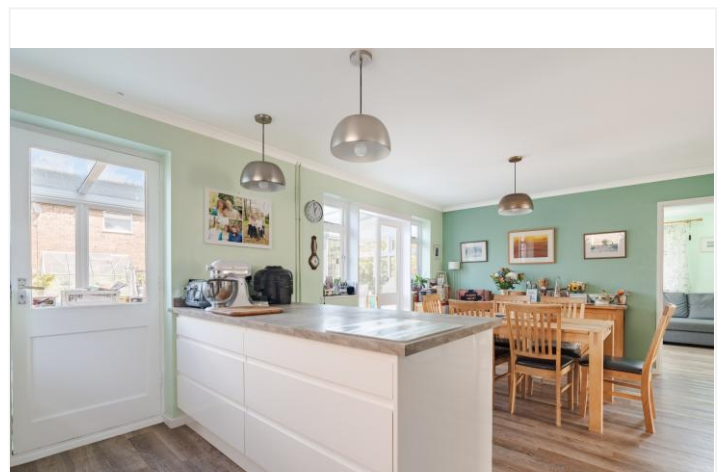
## DESCRIPTION:

The front door leads to a reception hall with an under stairs cupboard, off of which is a modern shower room comprising electric shower, wash basin and WC.

The open plan living area comprises a large lounge with a central archway opening through to the contemporary style kitchen/dining room which features modern units, extensive worktops, 5-burner gas hob, extractor, Miele electric oven, microwave combination oven, integrated Miele dishwasher, and space for upright fridge-freezer. The boiler was replaced in 2022.

There are glazed single and double doors to a conservatory which has a utility area (with space and plumbing for washing machine) and a sliding patio door to the rear garden.

There is a generously sized garden room or second lounge with a vaulted ceiling, 2 skylights, electric underfloor heating and French doors to the rear garden, and a study/fifth bedroom.











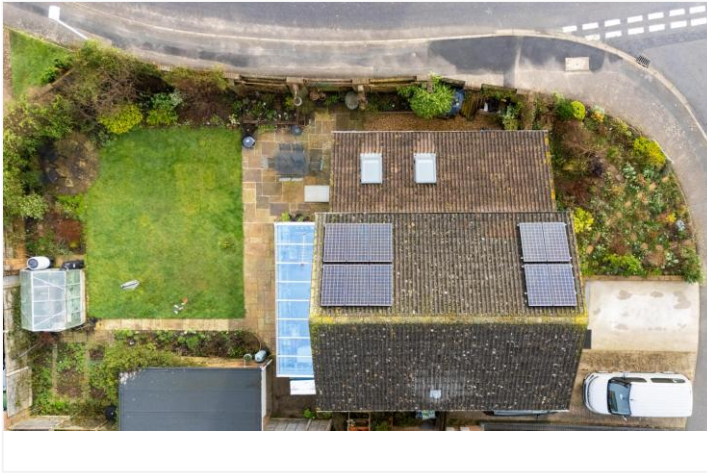
The first floor landing has an airing cupboard and a retractable ladder to the loft space.

There are 4 first floor bedrooms, 3 of which have built-in wardrobes, and a family bathroom with a modern suite comprising bath, wash basin and WC.

To the front there is ample off road parking, and the driveway extends to a detached garage at the rear (with up-and-over door, rear window, lighting and power points). A large, well stocked flower and shrub bed (including fruit trees) wraps around the front and side of the house.

The nicely enclosed neatly maintained rear garden has a large paved patio, a lawn, a kitchen garden area, soft fruit canes, fruit trees, a greenhouse, raised beds and a circular corner patio.









### 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.

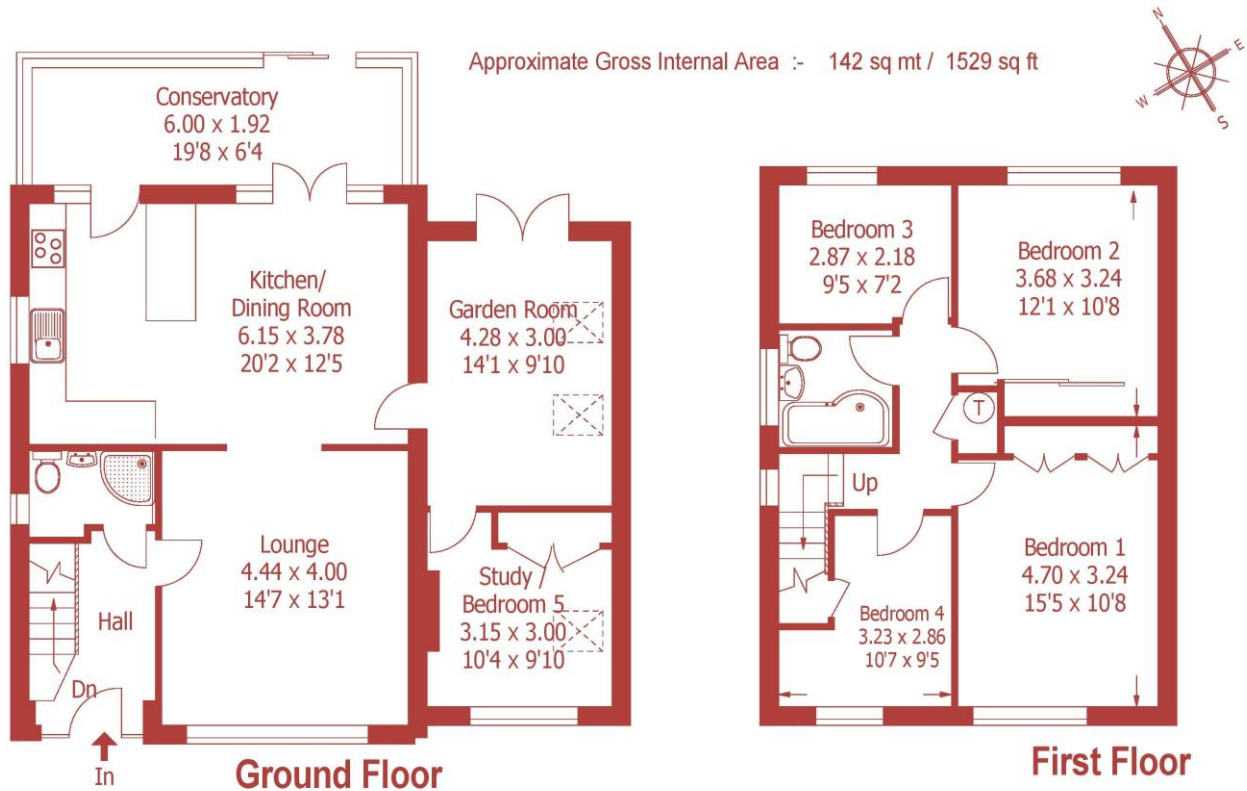
### DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms pub, turn left into Oakley Lane. Turn right into Oakley Straight and left into Sopwith Crescent. Towards the far end, turn right into Cockerell Close, and the property can be found immediately on the right.









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

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	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER:** Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)

[christopherbatten.co.uk](http://christopherbatten.co.uk)

