



200 Rempstone Road  
Merley  
Wimborne  
Dorset, BH21 1SY

A well presented, modern 4 bedroom detached family house with ample off road parking, a double garage and a private rear garden, on a popular residential development.

ASKING PRICE: £565,000 FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



Extended and altered to provide spacious accommodation, the property benefits from gas central heating and double glazing.

A porch leads to a reception hall with a tiled floor, a built-in coat cupboard and a cloakroom (with WC and wash basin.) There is a dining room with double doors to a nicely proportioned living room which has a fitted gas fire and double glazed hardwood doors to the rear garden.

The kitchen is fitted with an excellent range of units and worktops and has space and plumbing for dishwasher, space for upright fridge-freezer and space for free standing cooker (with extractor above.) There is an under stairs larder and a drying cupboard housing the gas central heating boiler.



 2  4  2





The separate utility room has space and plumbing for washing machine, space for tumble dryer and freezer, and door to the rear garden.

The first floor landing has an airing cupboard and a retractable ladder to a part boarded loft (with fitted lights.)

Bedroom 1 has wardrobes and an en suite shower room. Bedrooms 2 and 3 have built-in wardrobes, and bedroom 4 has full height wardrobes. There is also a family bathroom with power shower over the bath.

A driveway provides ample off road parking and leads to an integral double garage with electric roller door, lighting, power, Belfast sink (with hot and cold water supply) and a personal door to the rear.

The front garden is predominantly lawned, and gates at either side of the house lead to a nicely enclosed, private rear garden with a paved patio, a lawn, flower and shrub borders,



a large summerhouse (with power points) and a timber shed.

Merley offers local shops, a health practice, a First School 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.

Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive. Take the first left turn into Rempstone Road, and number 200 can be found in the first cul-de-sac on the left.

Council Tax: Band E

EPC Rating: Band D

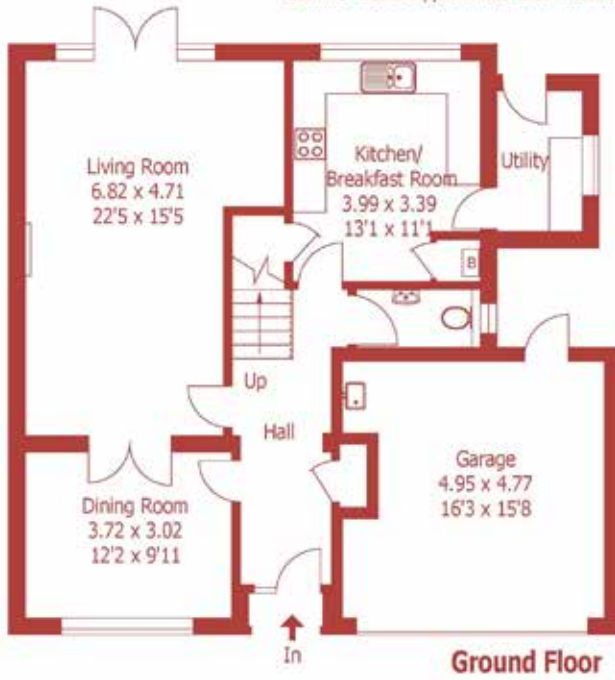






Approximate Gross Internal Area :- 156 sq m / 1678 sq ft  
Summer House Approximate Gross Internal Area :- 8.5 sq m / 92 sq ft

Summer House  
3.03 x 2.82  
9'11 x 9'3



First Floor

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



**DISCLAIMER:**

Winkworth 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 Winkworth 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.











[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)  
01202 841171

15 East Street | Wimborne  
Dorset | BH21 1DT



Christopher  
**Batten**

in association with

Winkworth