



Quinneys, 2 Delph Road  
Old Merley  
Wimborne, Dorset  
BH21 1RS

**NO FORWARD CHAIN.**

A well presented and versatile 4 double bedroom chalet style house with a large garden, in the highly favoured 'Old Merley' area, close to Delph Woods and the Castleman Trailway, and about 2 miles from both Wimborne and Broadstone.

**PRICE GUIDE:**

**£650,000-£675,000 FREEHOLD**

Christopher

**Batten**

in association with

Winkworth





Built in the 1950s, Quinneys has attractive rendered elevations and a tiled roof, and has undergone a programme of refurbishment.

The kitchen was re-fitted with Wren units and integrated appliances in 2022, the gas central heating boiler was replaced about 3 years ago and the gas main about 4 years ago, and the flat roofs were renewed in 2022 (and hold a 10-year warranty.)

There is cavity wall insulation, UPVC double glazing, an alarm system with CCTV, and Karndean flooring to the hall, shower room and kitchen.



2



4



2



An entrance porch leads to a reception hall with an under stairs cupboard. The spacious, triple aspect living room has double doors to a front verandah (with quarry tiled floor and wrought iron balustrade.)

The superb open plan kitchen/dining room features an excellent range of contemporary units, space for fridge-freezer, Bosch induction hob, electric oven, integrated Zanussi slimline dishwasher, large larder cupboard, cupboard housing a Glow Worm gas fired combination boiler, and wide casement door to a conservatory (with brick plinth and French doors to the rear garden.)

There is a family snug/bedroom 4 with fitted wardrobes, and bay window to the front, and a shower room with a contemporary suite.



The galleried first floor landing has built-in cupboards and access to eaves cupboards, and there are 3 double bedrooms and a family bathroom.

Outside there is a detached garage with up-and-over door, lighting and power, covered entertainment area and adjacent utility room/home office (with sink, and space for washing machine and tumble dryer.)

The front garden has a paved footpath, a gravelled parking area, wide flower and shrub borders, and side gates to a Chinese slate driveway extending to the rear of the property.

The spacious rear garden has a large terrace, a lawn interspersed with shrubs, flower and shrub borders, a small orchard (with fruit trees including fig) and a kitchen garden with shed and greenhouse.





**DISCLAIMER:**

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Merley offers local shops, a health practice, a First School and a church, and bus services run to the nearby 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 and Broadstone (both about 2 miles away) provide a wide range of amenities.





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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>81</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**DIRECTIONS:** From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit. Take the third turning on the right, just before the traffic lights at the junction with Queen Anne Drive, into Delph Road. The property is on the right hand side.

**COUNCIL TAX:** Band D



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

15 East Street | Wimborne  
Dorset | BH21 1DT

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