



109 MERLEY WAYS, WIMBORNE, DORSET, BH21 1QP  
£950,000 FREEHOLD

**A RARE OPPORTUNITY TO ACQUIRE A SPACIOUS 4 BEDROOM DETACHED FAMILY HOME SITUATED IN A STUNNING LOCATION BACKING DIRECTLY ONTO THE RIVER STOUR, WITH FISHING RIGHTS, MOORING AND OUTSTANDING VIEWS OVER THE RIVER, WATER MEADOWS, CANFORD BRIDGE AND BEYOND.**

**SUMMARY:**

The property stands on a large garden plot which extends to just under a quarter of an acre, on the ever popular Merley Ways.

In our opinion, the property offers great potential to extend the existing accommodation or demolish and rebuild a brand new home, subject to the necessary planning consents.

**AT A GLANCE**

- - Marketed by Christopher Batten in association with Winkworth
- - Stunning views over the river Stour and beyond
- - Large rear garden
- - Fishing rights and mooring
- - Great potential to extend or demolish, STPP



## DESCRIPTION:

Traditionally built in 1959, the property has stone and colour washed elevations under a modern concrete tiled roof, with 2 large dormers, and has been occupied by the present owners since the mid-1990s. It is connected to all mains services, with a gas fired central heating system, UPVC double glazed windows throughout, and outstanding gardens.

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.

An enclosed entrance porch with arch over and a quarry tiled floor leads to an entrance hall where there is a ground floor cloakroom, and door to garage. The lounge features a fireplace (with raised hearth and inset gas coal fire), door to a conservatory, large picture window with stunning views over the Stour, and there is a separate dining



room also with outstanding views. The kitchen comprises a range of units, stainless steel sink unit, working surfaces, partly tiled walls, floor mounted gas boiler, space for cooker, larder cupboard, and door to a side lobby gives access to the garden and garage. From the entrance hall, a dogleg staircase leads to the first floor landing with an airing cupboard and hot water tank. Bedrooms 1, 2 and 3 all have wardrobes and stunning views over the river Stour and beyond. There is a fourth bedroom, bathroom (with access to eaves storage), and a separate WC.



There is a long, wide, crazy paved stone driveway providing ample off road parking leads to a large semi-integral garage/workshop, with up-and over door, 2 personal doors and tiled floor. The front garden has stone stack walling, and a 'P' shaped lawn with a wide variety of specimen trees and shrubs. The outstanding rear garden has an elevated and gently sloping upper lawn with stunning views. To the rear of the property, there is an aluminium framed conservatory. Steps lead down to a lower garden with paved terracing, gently sloping lawns, and planted banks. Further stone steps lead down to a large, paved mooring.



### LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.



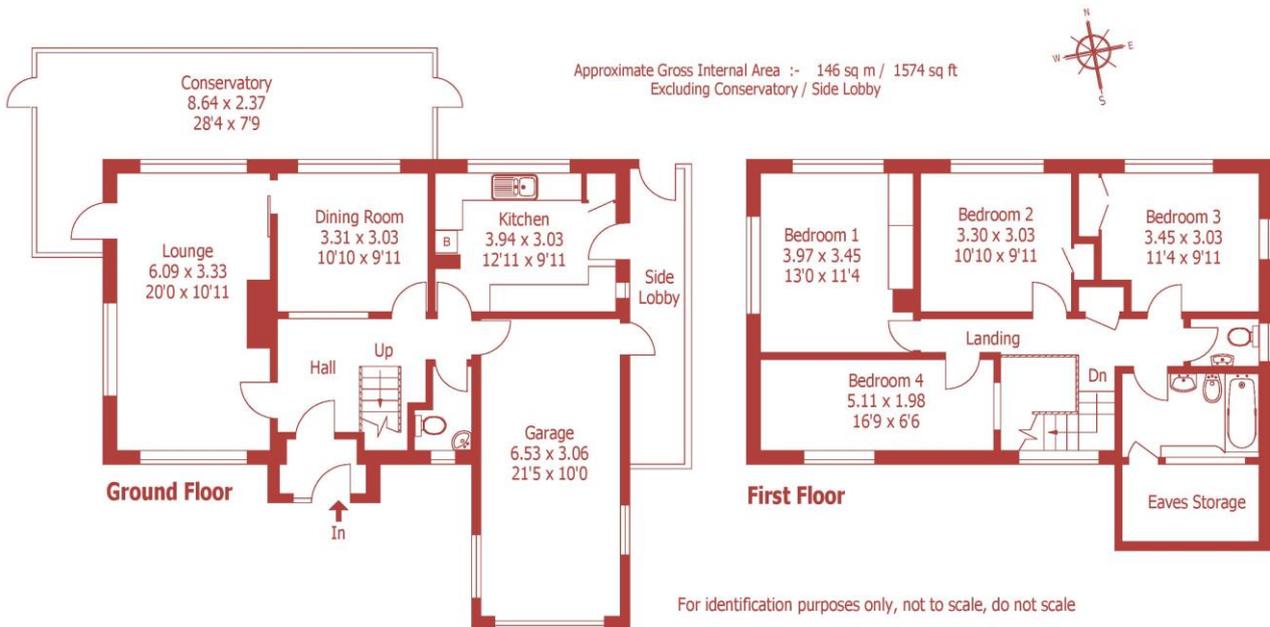
### COUNCIL TAX:

Band F

### DIRECTIONS:

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





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.



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.

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