



9 De Haviland Close, Merley
Wimborne, Dorset, BH21 1XU

A spacious, extended 4 bedroom detached house offering flexible accommodation with annexe potential, and 4-car garaging.

PRICE GUIDE: £675,000
FREEHOLD





This large family house, which is presented in good decorative order and set in a small cul-de-sac, benefits from gas central heating, UPVC double glazing, ample off road parking and a spacious garden with room for vegetable beds. In addition to 2 reception rooms, a shower room and a kitchen/breakfast room, the ground floor includes a large family room and a second kitchen which could offer potential to accommodate a dependent relative.

There is an entrance lobby area with a skylight, leading to a fully tiled shower room with another skylight. The large central hallway has under stairs storage cupboards, and a cloakroom (with WC and wash basin.)

At the front of the house is a spacious, triple aspect sitting room with decorative fireplace and glazed double doors to the garden.





At the rear there is a dining room with a sliding patio door to the garden.

The kitchen/breakfast room has modern units, ample worktops, and space for a free-standing cooker, a slimline dishwasher and an upright fridge-freezer. An open walk-way gives access to a utility room (with Worcester gas central heating boiler, sink, plumbing for washing machine and space for tumble dryer.) A further open archway connects with a spacious second kitchen with skylight, units, worktops, appliance space and a door to the rear garden. A further door leads to a large family room or bed/sitting room with picture windows to the front.



The first floor landing has an airing cupboard and a loft access with retractable ladder. The impressive, triple aspect principal bedroom suite includes a dressing area and an en suite shower room.



Bedrooms 2 and 3 are spacious rooms with fitted wardrobes, and the fourth bedroom is a large single.

The family bathroom includes a corner bath with shower over.

A large gravelled driveway provides ample off road parking and leads to an attached 4-car garage (with electric roller door, lighting, power points, personal door and rear roller door providing access for additional parking on a hardstanding in the rear garden.)

The garden is nicely enclosed by a hedge and fencing, and features lawns, 2 patios, vegetable beds, a greenhouse and a wealth of attractive shrubs.

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,





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.



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, turn left into Oakley Lane. Turn right into Oakley Straight and left into Sopwith Crescent. After about half a mile, turn left into De Haviland Close.

Council Tax: Band F

EPC Rating: Band C







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT

Christopher
Batten

in association with

Winkworth