



91 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1SW  
£565,000 FREEHOLD

## A WELL PRESENTED 4/5 BEDROOM DETACHED FAMILY HOUSE WITH A SPACIOUS REAR GARDEN AND A LARGE DETACHED DOUBLE GARAGE.

### SUMMARY:

Set at the head of a cul-de-sac, within level walking distance of shops, a First School and a doctors' surgery, the property is of traditional construction, with brick elevations and a concrete interlocking tiled roof. It has been refurbished, and extended on the ground floor, and has a contemporary style open plan kitchen/dining room, a rear conservatory, ample off road parking, gas central heating and UPVC double glazing.

### AT A GLANCE

- Marketed by Christopher Batten in association with Winkworth
- Sitting room & conservatory
- Contemporary kitchen/dining room
- 4/5 bedrooms
- Large double garage & ample off road parking





## DESCRIPTION:

There is a spacious reception hall with high vaulted ceiling, under stairs recess and ceramic tiled floor, and a shower room.

The sitting room has 2 windows to the front, and glazed doors to the kitchen/dining room, which has an excellent range of units and worktops, integrated dishwasher, fridge-freezer, 2 ovens and Bosch induction hob.

There is an adjacent utility room with Worcester gas central heating boiler, space and plumbing for washing machine and tumble dryer, and door to outside. From the dining area, a patio door leads to a conservatory with double doors to the rear garden, and from a side lobby area, there is access to bedrooms 3 and 4, both of which are double rooms.

The first floor landing has a large, walk-in airing cupboard, and loft access.





Bedroom 1 has an open archway to a dressing room (formerly bedroom 3.) There is a further double bedroom and a bath/shower room (with bath, shower cubicle, wash basin and WC.)

A driveway provides ample off road parking, and double gates lead to a further secure parking area and a large brick built double garage (with 2 sets of timber swing doors, personal side door, power, lighting, workbench, and pitched roof providing storage space.) There is a large, lawned rear garden with a timber summerhouse (with raised timber decking), a paved patio, and high timber gates to an enclosed garden storage area with a metal shed.

### LOCATION:

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.

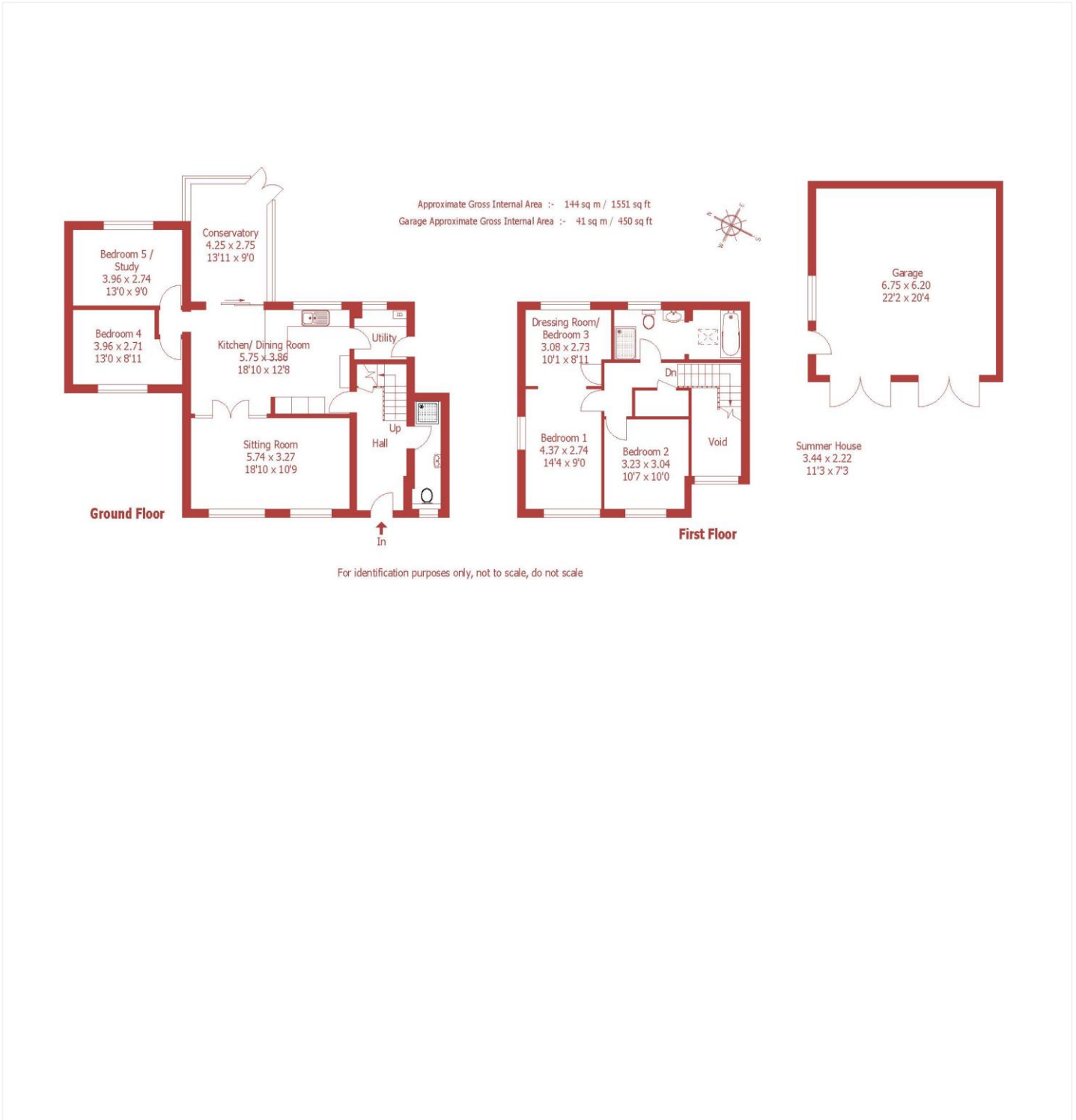
### COUNCIL TAX:

Band E

### 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. The property can be found in the fourth cul-de-sac on the left, at the far end.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		82
(69-80)	C		
(54-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Wimborne | 01202 841171 |

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

