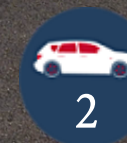


*Asking Price*

£259,950

Leasehold

MERLEY HOUSE LANE, WIMBORNE, DORSET BH21 3AA





- ◆ **PRESTIGE NAVIGATOR LODGE**
- ◆ **RESIDENTIAL SPECIFICATION**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **30 YEAR LEASE**

A 45ft x 22ft Prestige Navigator Lodge within Merley House Holiday Park boasting two allocated parking spaces, two double bedrooms, en-suite and the benefit of residents leisure facilities.

## Property Details

Merley House Holiday Park surrounds Merley House, a 18th century Georgian manor house and there are three parks North, Central and Top. This particular lodge is situated on the northern edge of the Central Park and it enjoys views across open farm land. This 45ft x 22ft lodge is a Prestige Navigator built to a Residential specification and was built four years ago when it was delivered to the current owners. The accommodation comprises an entrance vestibule and there is a generous open plan living room and kitchen. The living area spans the entire rear elevation and boasts two sets of bi-folding doors, which open onto a raised deck. The accommodation continues via an inner hallway to two double bedrooms, one with an en suite shower room and family bathroom. The lodge has gas fired heating and is fully double glazed throughout.

## Gardens & Grounds

The Lodge sits on a generous plot and there is a dressed gravel driveway suited to two vehicles beyond which there is an area of lawn. The grounds are well maintained by the park operators and there is a resident's indoor pool, along with a laundry facility and post room. Furthermore, the leisure facility extends outside and there is a spa, children's swimming pool, sunbathing area and children's play park. Adjacent to the Northern park there is a secure dog walking facility, with access for residents.

Extra Information:

30 year lease

Service Charge: £1,332.00 per quarter (to include communal gardening, lighting and maintenance. Upkeep of swimming pool, sauna and laundry facilities).

Ground Rent: Included within the service charge.

No Letting Permitted.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 897sq ft ( 83.3sq m)

Heating: Gas Heating

Glazing: Double glazed

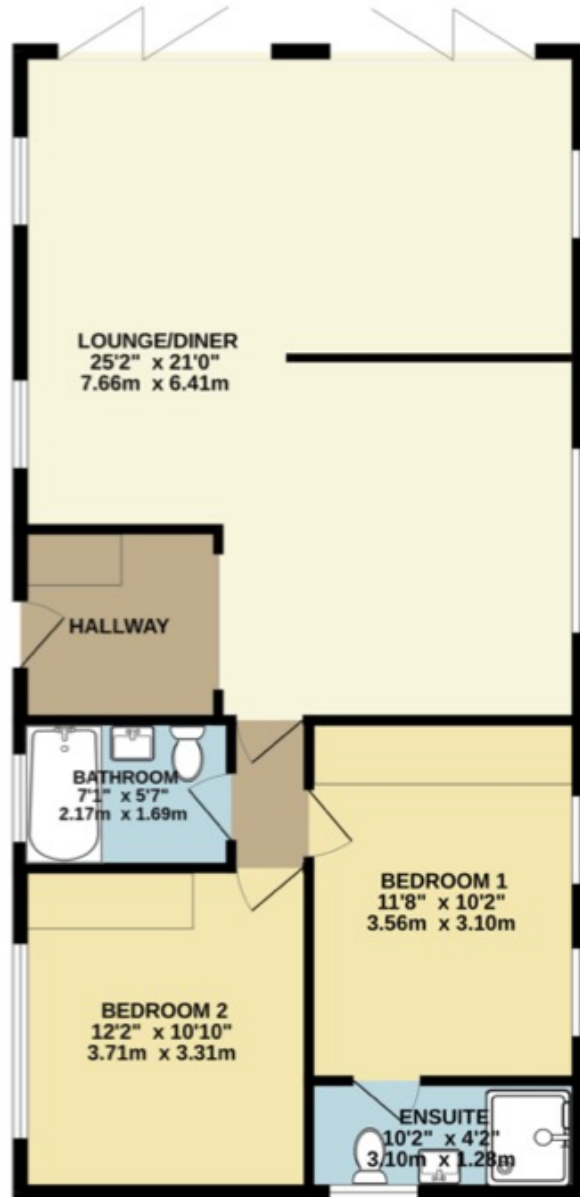
Parking: Two Allocated Parking Spaces

Garden: South West Facing

Main Services: Mains Electric, Mains Water,  
Mains Drains

Local Authority: Dorset Council

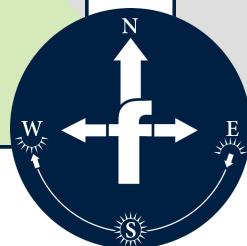
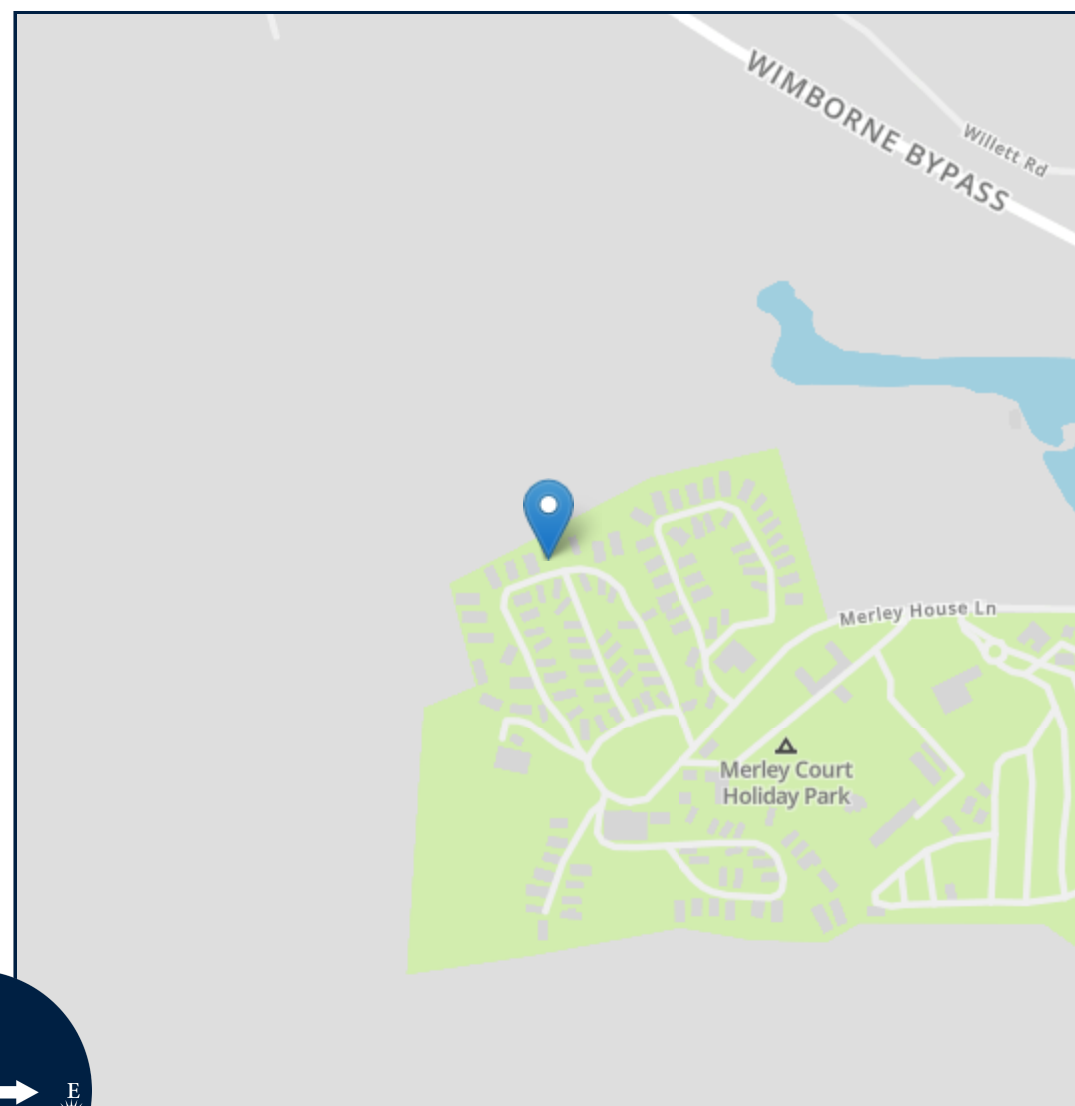
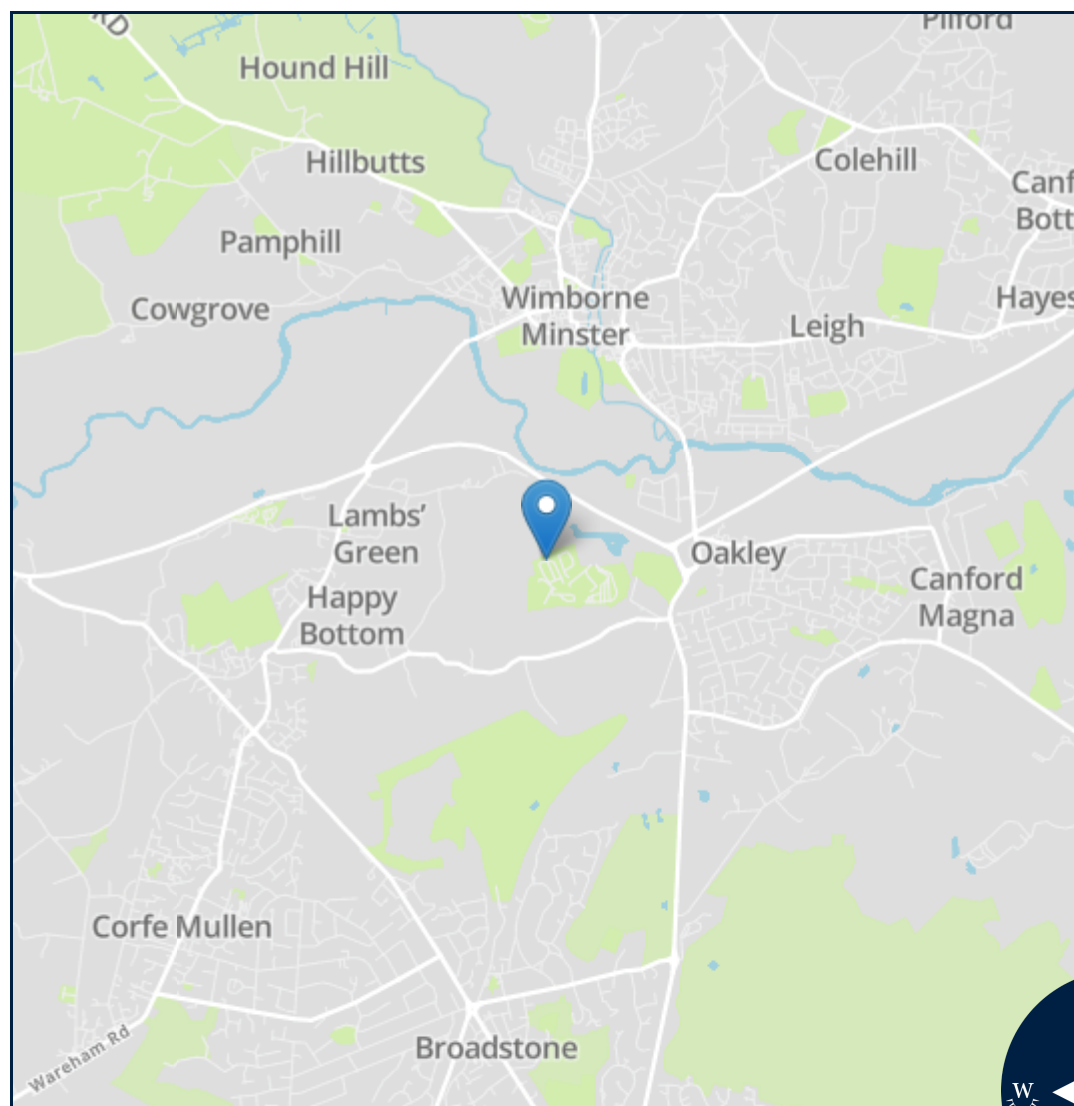
GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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